

11/05/2017
C205**SCHEDULE 22 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO22**.**Mornington North Outline Development Plan – Precinct 1b****1.0**14/01/2016
C184(Part 3)**Design objectives**

- To promote the preferred character of the area as part of a well-landscaped, low density residential edge to Mornington that contributes to Mornington's sense-of-place as a township in a rural setting.
- To ensure the design of subdivision and housing is responsive to the low-density residential character of the area, to the location at the entry to the Mornington township and to the need for an interface that is sensitive to the landscape values of the Green Wedge adjacent to the area.
- To ensure that the height, siting and density of residential development has proper regard for the low-density residential character and streetscape of the area.
- To site and design buildings and public spaces in a way that encourages a vegetation-dominated landscape setting, including tall tree canopies that are prominent in long range views towards and views within the area.
- To ensure the area contributes to the open space network and non-vehicular linkages in the locality.
- To encourage the design of all development to incorporate Environmentally Sustainable Design principles.

2.011/05/2017
C205**Buildings and works****No permit required**

A permit is not required to construct a building or construct or carry out works for any of the following, but only if, the General requirements set out in this schedule are met:

- A single dwelling.
- A dwelling extension or alteration.
- An outbuilding.
- A dependent person's unit.

Note: The Mandatory requirements of this schedule also apply.

Permit required

An application to construct a building or construct or carry out works should meet the General requirements of this schedule.

A permit is required to construct a fence. This does not apply to any of the following:

- A fence that is setback 7.5 metres or more from the frontage of the lot.
- A fence that is a post and wire fence with a height of 1.2 metres or less.

Note: The Mandatory requirements of this schedule also apply.

General requirements

- All lots must have a single crossover.

Mandatory requirements

The following requirements apply, as appropriate, to all buildings and works, whether or not a permit is required.

Sewerage and drainage

All new dwellings must be connected to:

- A reticulated sewerage system or an alternative approved by the responsible authority.
- A reticulated drainage system or an alternative approved by the responsible authority.

These requirements cannot be varied with a permit.

Number of dwellings

No more than one dwelling, excluding a dependent person's unit, may be constructed on a lot.

This requirement cannot be varied with a permit.

Maximum building height

A building must have a maximum building height of no more than 9 metres and must contain no more than 2 storeys above natural ground level.

This requirement cannot be varied with a permit.

Minimum building setbacks and site coverage

- A building must be setback at least 5 metres from the frontage, 3 metres from a side boundary and 7.5 metres from a rear boundary.
- A building on a lot along Baldock Road must be setback at least 20 metres from a rear boundary.
- The site coverage of a lot must not be more than 30% or 1,000 square metres, whichever is the lesser.

Sunblinds, verandahs, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating and cooling equipment or other services may encroach not more than 0.5 metres into the specified setback distances.

These requirements cannot be varied with a permit.

3.0

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Subdivision

Minimum lot size

A subdivision must meet all of the following requirements:

- All lots along Bungower Road must be at least 3,000 square metres.

- All lots along Baldock Road must be at least 6,000 square metres.

These requirements cannot be varied with a permit.

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Exemption

An application for a fence or a single dwelling, a dwelling extension or alteration, an outbuilding or a dependent person's unit is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

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Decision guidelines

Before deciding on an application the responsible authority must consider, as appropriate:

- Whether any loss of amenity or the low-density residential character of the area will result from a variation to the requirements of this schedule.
- Whether the siting and design of a building adequately contributes to the low-density residential character and the vegetation-dominated landscape setting of the area.