

11/05/2017
C205**SCHEDULE 23 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO23**.**Hendersons – Creswell Residential Precinct****1.0**10/03/2016
C188(Part 2)**Design objectives**

- To promote the preferred future character of the area as a low density edge to the Bittern township with a low profile built form where housing is set within the landscape and canopy trees are retained and re-established.
- To maintain the amenity of this area, which is associated with the relatively low intensity of residential development and traffic movement.
- To ensure the design of subdivision and housing is responsive to the environment, landform, site conditions and existing character of the Hendersons – Creswell Residential Precinct.
- To ensure sites are large enough to accommodate development and substantial areas of open space while considering any bushfire risk and retaining or planting new vegetation.
- To ensure that development densities are compatible with the environmental, infrastructure and service capacities of the area, including the capacity of local streets, drainage systems and sewerage systems.
- To ensure that the height, scale and siting of new development has proper regard for the established streetscape and development pattern
- To encourage building materials, forms, textures and colours that are compatible with the landscape setting.
- To ensure that buildings are designed and sited to avoid being visually obtrusive, when viewed from surrounding streets and properties.
- To ensure that subdivision proposals will enable new buildings to be integrated with their site and the surrounding area in terms of the relationship to existing buildings, streetscape and open space areas.

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

A permit is not required if the development is for the purpose of a single dwelling on a lot but only if all of the following conditions are met:

- The lot has a single crossover.
- Any building is set back from:
 - the frontage: the average setback of dwellings on adjoining lots or 7.5 metres (whichever is greater).
 - a Public Park and Recreation Zone: 10 metres or more.
- Any building is single storey with a wall height of 5.5 metres or less and a building height of 6.5 metres or less.

- Total site coverage is 35% or less.
- No more than 40% of the lot is covered by buildings, swimming pools, driveways and other impervious surfaces.
- More than half of any external wall cladding consists of brick, masonry, timber, simulated weatherboards or powder coated metal.
- The external finish of any building is of a low reflectivity, and cladding and trims are coloured in muted tones. This does not apply to any of the following:
 - Solar panels.
 - Roofing, if the pitch of the roof is 5 degrees or less and not overlooked from any adjoining building, land or road.
 - A building extension if the floor area is increased by 25% or less and the colour matches that of the existing building.
- Any earthworks have a vertical dimension of one metre or less.

Permit requirements

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

- A fence on a lot which contains an existing building if:
 - The fence has a height of 1.5 metres or less; or
 - The fence is located more than 3 metres from any road frontage.
- A post and wire fence with a height of 1.2 metres or less.

Requirements

An application should meet all of the requirements contained in Clause 54 or Clause 55 of this Scheme.

The additional design and siting requirements in Table 1 of this Schedule should also be met except where it has been demonstrated to the satisfaction of the responsible authority that compliance is unreasonable or unnecessary and no loss of amenity will result.

The Mandatory Requirements for Building Height and Number of Dwellings specified in Table 1 cannot be varied with a permit.

Table 1 Design and siting requirements

Standard	Modified Requirement
<i>Neighbourhood character</i>	The design of new buildings should complement the general low profile built form of the area.
<i>Standard A1</i>	The difference between finished ground level and natural ground level as a result of excavation and filling should be one metre or less and all earthworks must be properly battered or retained.
<i>Standard B1</i>	
	A building containing more than one storey should not provide access to a roof area, deck, verandah or the like which has a level higher than the floor level of the upper storey.
	A relocated building or moveable structure should be either a dependant person’s unit or a newly pre-fabricated building.
	Car parking areas should be provided on site and sited either adjacent to or behind a dwelling or residential building.

Standard	Modified Requirement	
Integration with street Standard A2 Standard B5	There should be no more than one vehicular crossing per property.	
Street setback Standard A3 Standard B6	The front setback should be not less than the average setback of dwellings on adjoining lots or 7.5 metres (whichever is greater), 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.	
Public land setback	A building should be set back at least 10 metres from a Public Park and Recreation Zone.	
Building height Standard A4 Standard B7	<p>A building should have a wall height of 5.5 metres or less and a building height of 6.5 metres or less.</p> <p>A building should not protrude above any mature tree canopy.</p>	<p>Mandatory Requirement</p> <p>A building must have a maximum building height of no more than 8 metres and must contain no more than 2 storeys above natural ground level.</p> <p>This does not apply to any of the following:</p> <ul style="list-style-type: none"> ▪ A place of assembly building ▪ A leisure and recreation building ▪ A utility installation building ▪ A hospital ▪ An education centre ▪ A minor extension or alteration to a lawfully existing building where the proposed maximum building height would not exceed the existing building height.
Site coverage Standard A5 Standard B8	The total building site coverage should be 35% or less.	
Permeability Standard A6 Standard B9	No more than 40% of a lot may be covered by buildings, swimming pools, driveways and other impervious surfaces.	
Significant trees Standard A8 Landscaping Standard B13	<p>Buildings and works should be sited and designed to:</p> <ul style="list-style-type: none"> ▪ Retain large, established native trees and understorey. ▪ Incorporate space for the planting of substantial vegetation (with footings located outside of the root zone). ▪ Have boundary setbacks and open space sufficient to enable: <ul style="list-style-type: none"> • the retention of any significant existing vegetation. • the planting of one substantial tree in both the front setback and in the backyard. <p>New dwellings should have a landscape plan that includes substantial native trees and shrubs consistent with the composition of vegetation in the area.</p>	
Private open space	Private open space for one or more dwellings should be provided to meet all of the following requirements:	

Standard	Modified Requirement
<i>Standard A17</i> <i>Standard B28</i>	<ul style="list-style-type: none"> ▪ There should be at least 90 square metres of private open space per dwelling, which may include communal open space. ▪ Individual private open space for each dwelling should include one space with a minimum dimension of 5 metres.
Design detail <i>Standard A19</i> <i>Standard B31</i>	<p>More than half of the external wall cladding of any dwelling should consist of brick, masonry, timber, simulated weatherboards or other materials approved by the responsible authority.</p> <p>All cladding and trim should be coloured and maintained in muted tones.</p> <p>The external finish of all buildings should be in muted tones. This requirement does not apply to:</p> <ul style="list-style-type: none"> ▪ Solar panels. ▪ Roofing but only if the pitch of the roof is 5 degrees or less and not overlooked from any adjoining building, land or road. ▪ The finish of a building extension if the floor area is increased by 25% or less and the colour matches that of the existing building.
Fence height <i>Standard A20</i> <i>Standard B32</i>	<p>Fencing along a street frontage should have a maximum height of 1.5 metres.</p> <p>Any fencing that is 3 metres or more from a road should have a height of less than 1.8 metres.</p>
Number of dwellings	Mandatory Requirement <p>No more than one dwelling, excluding a dependant person's unit, may be constructed on each lot.</p>

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Subdivision

A subdivision must meet all of the following requirements:

- Each lot must be at least 900 square metres,
- Each lot must be able to contain a rectangle with minimum dimensions of 18 metres x 25 metres.

This does not apply to any of the following:

- A subdivision of Lot 58 L.P.6682 into five lots or less, with one of the lots containing the existing dwelling.
- A subdivision by a public authority or utility service provider which does not create an additional lot other than for the sole purpose of open space or a minor utility installation.
- A subdivision that realigns the boundary between existing lots and no additional lot or additional subdivision potential is created.

Any subdivision application must be supported by a site analysis and site development plan that responds to the design objectives of this Schedule.

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Decision guidelines

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

- The effect on the preferred character for Bittern.
- Whether any loss of amenity will result from a variation to the general requirements of this schedule.

- Whether it would be impractical to apply a general requirement to a lot with an area of less than 900 square metres.