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## SCHEDULE 24 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO24**

### PETERBOROUGH RESIDENTIAL AREA

#### 1.0

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#### Design objectives

To maintain the existing small scale seaside village character of Peterborough.

To encourage site coverage and provide for separation of buildings that provides space and vistas between buildings.

To maintain the traditional grid pattern of subdivision whilst encouraging new development of a respectful scale.

To discourage dense streetscapes with a suburban feel and features, including concrete kerbs, channels and garages.

To maintain the dominance of the landscape over built form and encourage views from and between dwellings to the surrounding landscape.

#### 2.0

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#### Buildings and works

A permit is required to construct a building or construct or carry out works unless either of the following apply:

- A permit for the development has been granted under the *Heritage Act 1995*.
- The development is exempt under section 66 of the *Heritage Act 1995*.

All buildings or works should meet the following requirements:

- A building should not exceed a maximum height of 8 metres above natural ground level.
- No significant portion of carport or garage should be constructed in front of the main built form of a dwelling.
- Landscaping should reinforce the character of Peterborough, with species selection consistent with the list in Appendix 2 of the *Residential Design Guidelines, Peterborough, Victoria 2006*.

Buildings or works within the area defined as Map 1: Neighbourhood Character Zone 1 should meet the following requirements:

- Site coverage of a building should not exceed 40 percent of the lot or 300 square metres, whichever is the lesser.
- The footprint of a second storey should not exceed 75 percent of that of the ground floor.
- A minimum front setback of 10 metres from the road surface or which matches the average setbacks of adjacent existing development, whichever is the greater.
- A minimum side setback of 3 metres.
- Driveways should be informal and unpaved.

Buildings or works within the area defined as Map 2: Neighbourhood Character Zone 2 should meet the following requirements:

- Site coverage of a building should not exceed 30 percent of the lot or 260 square metres, whichever is the lesser.
- The footprint of a second story should not exceed 50 percent of that of the ground floor.
- A minimum front setback of 15 metres from road surface or matches the average setbacks of adjacent existing development, whichever is the greater.
- A minimum side setback of 4 metres.

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#### **Subdivision**

An application to subdivide the land should meet the following requirements:

- Map 1: Neighbourhood Character Zone 1 -
  - average minimum lot size should not be less than 700 square metres, except within the area of 'Old Peterborough' (bounded by Great Ocean Road, Irvine Street, Schomberg Street and Halladale Road) where the average minimum lot size should not be less than 1,000 square metres.
- In Map 2: Neighbourhood Character Zone 2-
  - average minimum lot size should not be less than 800 square metres.

The minimum lot size for any lot should not be less than 600 square metres in either Neighbourhood Character Zone.

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#### **Advertising signs**

Advertising signs requirements are at Clause 52.05-9 Category 3 – High Amenity Areas.

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#### **Decision guidelines**

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

- Whether any subdivision adopts the traditional grid pattern of the street layout.
- Whether there are appropriate setbacks between buildings to provide spaces and views between and from buildings.
- Whether the siting and design of buildings, works and subdivision is consistent with the objectives and the strategies of the Residential Design Guidelines, Peterborough, Victoria 2006.
- Whether a building dominates the natural landscape.
- Whether the bulk of a building dominates the townscape.

### **6.0**

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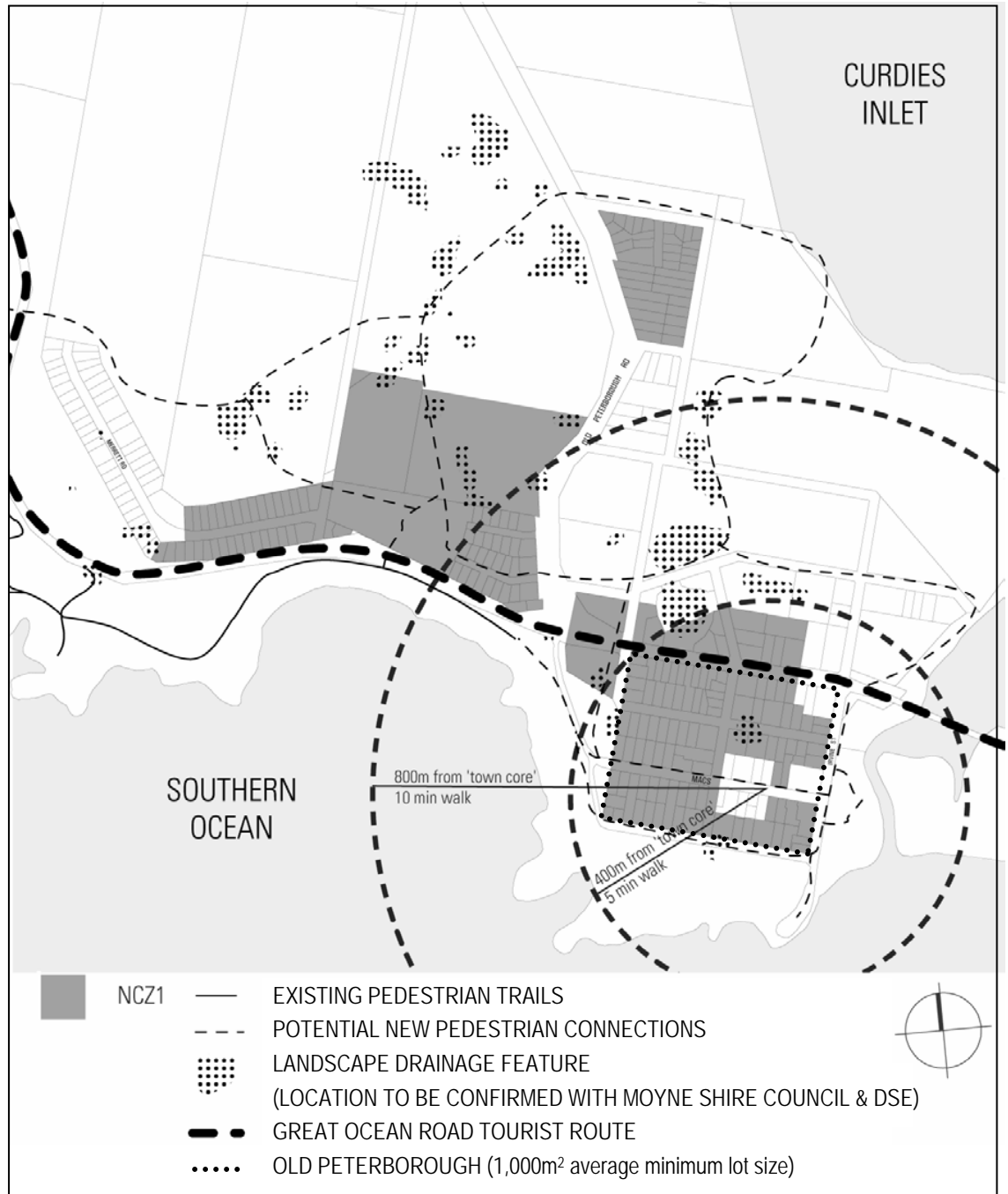
#### **Reference Documents**

The Residential Design Guidelines, Peterborough, Victoria 2006.

7.0

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Map 1: Neighbourhood Character Zone 1 to the schedule to Clause 43.02-24



Map 2: Neighbourhood Character Zone 2 to the schedule to Clause 43.02-24

