

05/05/2016  
C80**SCHEDULE 22 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO22**.

**RESIDENTIAL DEVELOPMENT SOUTH OF STEVENS STREET, SALE**

Stevens Street is at the edge of the urban growth boundary to the south of Sale. Stevens Street is characterised by detached dwellings. Front yards are predominately free of fences which give the street a green and open landscape character. The majority of dwellings are on the northern side of Stevens Street. The Ramsar wetlands are located directly south of Stevens Street and extensive views over the wetlands are visible along the entire street.

**1.0**24/03/2016  
C85**Design objectives**

To promote high quality architectural designed dwellings that utilise design and materials which are sympathetic to the landscape including split level building forms.

To ensure new development contributes to the unique streetscape of Stevens Street and to strengthen the general sense of living on the edge of Sale.

To protect view lines to the Ramsar wetlands from Stevens Street.

To ensure development responds to the topography of the land and earthworks do not alter the nature of the topography of the area.

To ensure development is not visually intrusive and does not dominate the streetscape and wider landscape setting.

**2.0**05/05/2016  
C80**Buildings and works**

A permit is not required to construct:

- A pergola or verandah with a finished floor level of less than 800mm above ground level and a maximum building height of less than 3 metres above ground level.
- A deck or balcony with a finished floor level of less than 800mm above ground level.

A permit is required to construct:

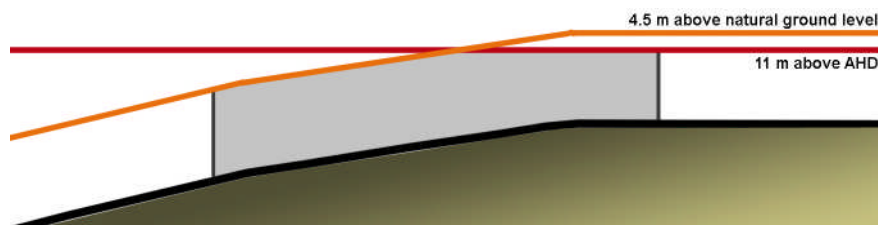
- A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot.
- A fence.

**Design standards**

The following requirements apply to all buildings and works, as appropriate:

**Building height**

All buildings, including outbuildings, should not exceed a maximum building height of 4.5 metres above natural ground level or 11 metres above AHD, whichever is the lowest.

**Minimum Finished Floor Level**

All buildings, including outbuildings, should have a minimum finished floor level of 3.7 metres above the AHD.

**Building envelope**

All buildings and works must be contained within the building envelope of each lot as per Diagrams 1 and 2 included in this schedule. This includes any associated outbuildings.

The following buildings and works are allowable outside the building envelope:

- A fence.
- A pergola or verandah.
- A deck or balcony.

#### **Siting and sloping considerations**

Dwellings should be sited and designed to take advantage of the natural slope conditions. Split level designs are encouraged to compliment the slope of the land.

All buildings, including outbuildings, decks and verandahs should not exceed the maximum finished floor level of 1 metre above natural ground level.

Careful siting of buildings and works is required to ensure that:

- The benefit of passive solar access is utilised and maximised and to minimise energy consumption.
- The privacy and amenity of neighbours is respected.
- Views from the site are capitalised upon.
- Space between buildings is maintained.

#### **Built form and architectural style**

Dwellings should be designed to be the dominant building on the lot.

The style and architecture of all development should strongly relate to and be complimentary to the unique environment of the adjacent Ramsar wetlands and floodplain by ensuring that:

- the built form is articulated and fragmented in its appearance to break up the mass of the building. Roofs should be designed to be of low visual impact to protect views;
- balconies and decks extend the interior of the house outside and integrate the architecture with the natural environment; and
- a cohesive image for the development is created by a considered and restrained use of colour and materials that will enable harmony between the architecture and natural environment. Muted tones and materials to all buildings and works, including fencing must be used to blend with the landscape and preserve the aesthetic amenity of the area.

Dwellings should be designed to provide active and aesthetic street frontages as such front facades should incorporate at least one habitable window.

Front facades are to be articulated with stepped walls or architectural detail to prevent a “flat” appearance. Dwellings with the same or similar facade design must not be constructed within three house lots on either side of a property.

#### **Fencing**

Fencing should be designed to maintain the open nature of the streetscape and surrounding Ramsar wetlands.

Fences should be placed on the lot boundary.

Any fence forward of the front facade must be no more than 1 metre in height and be semi-permeable. This includes side boundary fences forward of the front facade to enable the open and seamless feel of the streetscape to be maintained.

Fences on the back boundary should be semi-permeable to maintain the open and seamless feel and connection with the Ramsar wetlands.

#### **Landscaping and access**

There must be no more than one single driveway/access per allotment.

Front yards should be surfaced with predominately permeable material.

No fill whatsoever is permitted below 3.7 metres AHD.

### Application requirements

An application for buildings and works, including fences, pergolas, verandahs, decks and balconies, must include the following information to the satisfaction of the responsible authority:

- The location of all proposed buildings and works clearly dimensioned on a site plan drawn to scale.
- Location, height and form of existing dwellings abutting and adjacent to the property.
- The location, dimensions and depth of any proposed excavations or fill.
- Elevations that show the natural ground level, height of proposed buildings and works and all external materials, colours and finishes, including roofs. Drawings should be to scale and refer to AHD.
- How the application meets design objectives and decision guidelines of this schedule.
- How water sensitive urban design is incorporated into the design.
- Measures necessary during the construction and ongoing residential activities to protect the Ramsar wetlands through an environment management plan.

### Exemption from notice and appeal

An application to construct a building or construct or carry out works or to subdivide land 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.

### 3.0

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C88

### Decision guidelines

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

- The impact of the development on the environment, landscape values and character of Stevens Street and the Ramsar wetlands.
- The height of buildings to ensure that they retain an inconspicuous profile and do not dominate the landscape.
- The minimum finished floor levels to ensure appropriate level of protection from flooding risks.
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level building forms that follow the natural slope of the land and reduce the need for site excavation or filling.
- The design response to the unique landscape setting of Stevens Street to ensure an appropriate interface with the public realm and the significant views to the Ramsar wetlands is achieved.



Diagram 1: Building envelopes/subdivision plan opposite 37-39 and 41 Stevens Street, Sale



Diagram 2: Building envelopes/subdivision plan 74 Stevens Street, Sale