

15/02/2007
C50**SCHEDULE 7 TO THE DESIGN & DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO7**

126 MELBOURNE ROAD WODONGA

This schedule applies to the subdivision and development of land zoned Residential 2 located at 126 Melbourne Road Wodonga (see map No. 6DDO of the Wodonga Planning Scheme).

This schedule should be read in conjunction with Clause 43.02, Design and Development Overlay.

1.0**Design objectives**15/02/2007
C50

- To encourage development that is in accordance with an approved *Development Plan*.
- To encourage development that provides a high level of residential amenity and a quality living environment.
- To encourage a residential density that takes advantage of the central location of the site;
- To encourage residential development that provides an outlook and address to adjoining parkland.
- To discourage development that fails to contribute to the useability and level of safety enjoyed by users of adjoining parkland.
- To encourage a uniform approach to fencing common boundaries with parkland;
- To ensure development that has a frontage to Melbourne Road is designed to face the street;
- To encourage public access and use of adjoining parkland.

2.0**Buildings and works**15/02/2007
C50**Buildings and Works**

A planning permit is not required by this overlay schedule to construct a single detached dwelling or ancillary building and structure, including a swimming pool, provided the following requirements are met:

Siting of Dwellings and design features

- Maximum building heights are no greater than 8 metres with the building design to be in accordance with guidelines that support the approved development plan;
- The floor height of any dwelling must be located a minimum of 500mm above the 1 in 100 year flood level.
- Dwellings must not be set back more than 4.5 metres from the street-front, to ensure continuity is achieved through the streetscape and maximum use is gained of secluded private open space. Dwelling frontages may be set by building envelopes at a reduced set back of 3 metres;
- Dwellings must be set back a minimum of 3 metres from the western boundary of the lot;

- All dwellings must have eaves a minimum of 380mm wide for the sections visible from the street. Steeper roof pitches of 25-28 degrees are encouraged;
- Front verandas or balconies are required for all dwellings and may project forward of the front set back line to a minimum of 2 metres to improve surveillance of the street and parkland;
- All corner lots or lots that corner onto the street and parkland, must be designed as corner dwellings, with front facades with similar detailing facing both the street and parkland;
- Dwellings with a frontage to Melbourne Road must be designed to address the Melbourne Road frontage of the site with vehicle access to be provided via the secondary road in the case of corner lots.

Fencing

- Front fences are required on all lots;
- Fencing on the common boundary with parkland is a minimum 60% transparent and a height not exceeding 1.8 metres.
- A front fence height not exceeding 1.2 metres and must be constructed from either timber pickets, woven wire with timber posts and capping or rendered masonry.
- On corner lots, including lots cornering parkland, the front fence must extend 10 metres on either both street boundaries or along the street and along the boundary of the park.

Siting and design of garages

- Garages must be located a minimum of 5 metres back from the street frontage and must be located a minimum of 900mm behind the adjacent front wall of the dwelling;
- Driveways are to be no wider than 3 metres at the front boundary. Decorative driveway materials are not to be used outside the lot boundary.

3.0

Decision guidelines

15/02/2007
C50

Before deciding on an application, in addition to the decision guidelines in Clause 43.02-8, the responsible authority must consider, as appropriate:

- The extent of consistency with the *approved Development Plan* and design guidelines approved and adopted by the responsible authority.
- Whether the plans and report accompanying an application satisfactorily address the requirements.
- The extent to which the building design responds to the characteristics of the site taking into account the adjoining parkland slope, aspect and existing vegetation.
- The extent to which external building materials, colours and textures blend in with the surrounding area.
- The extent to which the development complements the safety and practical use of adjoining parkland.

Whether the development provides an active frontage to both street edge and park edge avoiding the use of high impermeable fencing on boundaries adjoining parkland.