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SCHEDULE 7 TO THE DESIGN AND DEVELOPMENT OVERLAY

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

LILYDALE ACTIVITY CENTRE RESIDENTIAL AREAS

1.0

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Design objectives

To implement the objectives of the Lilydale Structure Plan, Lilydale Urban Improvement Project and the Shire of Yarra Ranges Housing Strategy.

To increase residential density and to provide for a range dwelling types within the housing consolidation area of Lilydale.

To encourage the aggregation of existing lots allowing greater flexibility to design quality higher density residential development that complements the existing streetscape.

To ensure new development is articulated and upper storey elements are not bulky or visually obtrusive.

To ensure new development retains existing streetscape elements of setback and spacing between buildings.

To ensure that the design of new buildings provides an appropriate transition of scale and form to buildings on adjacent lots.

To protect the amenity of existing dwellings by confining higher built form to larger lots.

To ensure street frontages and open space provide sufficient room for canopy trees and vegetation.

To protect identified heritage elements and encourage the retention of older significant buildings in new developments.

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Buildings and works

Permit requirements

A permit is not required to construct or extend one dwelling on a lot.

Any building or works should comply with the following requirements:

Building height

Maximum Building Height	Condition regarding minimum lot size
11 metres	Frontage greater than 30 metres and depth greater than 45 metres.
11 metres	Lots with frontage to Melba Park
9 metres	Frontage less than 30 metres and depth less than 45 metres.

Building form, siting and layout

- Setbacks from the street boundary are no less than the lesser front setback of the buildings on the adjoining allotments.

- Development maintains the existing pattern of spacing between dwellings in the street. Reduced front, side and rear setbacks may be considered for development on lots with a frontage greater than 30 metres and a depth greater than 45 metres.
- Building heights are stepped down to provide a gradual transition to the scale of dwellings on the adjoining lots.
- The upper levels of development are recessed and articulated to reduce the dominant scale of the upper level and impact of overlooking and visual bulk.
- On sloping sites buildings are designed to follow the natural contours and step down the site in order to minimise visual impact and reduce the need for excavation.
- Buildings are sited and designed to retain major view lines including those to the Yarra Ranges and Dandenong Ranges from public vantage points.
- Street frontages and open space provide sufficient room for the retention and planting of canopy trees.
- New developments retain or adapt older style buildings in the design of development proposals, particularly where they can be retained facing the street and minimise impact on any adjoining buildings of significance.
- Development complements the front, side and rear setbacks of buildings identified under the Heritage Overlay.
- New developments on the same allotment as a building identified in a Heritage Overlay maintain the prominence of the heritage building and not restrict the views of the heritage building from the street.
- Developments adjoining or fronting public open space such as Melba Park and the Lilydale Warburton Rail Trail enhance surveillance of users of the public open space. Non transparent fencing and walls should be avoided.

Driveways and car parking

- Developments include only one cross over to avoid impacts on roadside vegetation.
- Garages and carports associated with new development are not visually obtrusive when viewed from the front street and are located behind the line of the buildings.
- Larger developments integrate car parking requirements into the design of the development and encourage the use of undercroft or basement parking.
- Driveways and car parking allow for vehicles to turn within the property and to exit the property in a forward manner.

Landscaping and front fencing

- Developments retain existing trees where possible.
- Landscaping provides for at least two canopy trees (with a maturity height no less than 8 metres) in the front setback. On development sites that have a width of more than 30 metres this should be increased to at least three canopy trees.
- Front fences are low scale (below 1.2 metres in height) and generally reflect the typical fencing style of the street.
- Landscaping and boundary treatments create a strong connection between the public and private realms.

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Subdivision

A permit is not required to subdivide land.

References

Lilydale Major Activity Centre Structure Plan 2006

Lilydale Major Activity Centre Urban Improvement Project Shire of Yarra Ranges 2008

Vision 2020 By Design: A built environment framework for Yarra Ranges

Yarra Ranges Housing Strategy 2009