SCHEDULE 3 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO3.

BUILDING HEIGHT CONTROL FOR NON-RESIDENTIAL BUILDINGS IN THE INLAND MINIMAL RESIDENTIAL GROWTH AREA

1.0 Design objectives

- To achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.
- To preserve the existing character and amenity of the areas as low rise (up to two storeys) suburban areas with a strong garden character.
- To maintain the prevailing streetscape rhythm, building scale and height of neighbourhoods.
- To maintain a strong landscape character with buildings set within vegetated surrounds.

2.0 Buildings and works

Permit not required

A permit is not required to construct a building or to construct or carry out works for a residential building or dwelling.

A permit is not required to construct a building or to construct or carry out works for any other use with a building height of not more than 2 storeys and not more than:

- 8 metres, or
- 9 metres where the slope of the natural ground level at any cross section of the site of the building wider than 8 metres is 2.5 degrees or more.

Where building height is expressed in storeys, it excludes a basement as defined, unless the basement projects more than 1.2m above natural ground level. Whereas an attic, mezzanine, balcony or building over a car parking area are each considered to be a storey.

Permit requirement

All applications must be accompanied by a written statement and plan that demonstrates how the proposed building achieves the design objectives of this Schedule.

3.0 Decision guidelines

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

- Whether the design objectives of this Schedule have been met.
- Whether the development respects and is compatible with the surrounding residential character.
- Whether the proposed building height exceeds the preferred building height of up to 2 storeys.
- Whether the proposed siting, height, design, building setbacks and landscaping will be in keeping with the character of the area.
- The effect of the building height on the scale and character of the area.

4.0 Reference documents

Bayside Height Control Study, Hansen Partnership March 2000
Bayside Urban Character Report, Ratio Consultants 1999
Bayside Housing Strategy (September 2012)