SCHEDULE 13 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO13.

BIRREGURRA PREFERRED CHARACTER AREA C (ROADNIGHT STREET ENTRY & SOUTH OF MAIN STREET)

1.0

Design objectives
To encourage sensitively designed and sited responsive medium density residential development within walking distance of Main Street (i.e. 400 metres).

To ensure new development surrounding the church buildings responds to its context and the historic character of the streetscape, including the building stock.

To reduce building bulk and visual impact on the streetscape and promote flexibility in material use, including lightweight materials such as timber cladding.

To encourage dwellings to be set back a sufficient distance from all boundaries to provide the opportunity for native canopy trees and understorey vegetation.

2.0

Buildings and works
A permit is not required to:

- Construct, extend or alter one dwelling on a lot that meets the design standards of Table 1 to this schedule.
- Construct, extend or alter an outbuilding (other than a garage or carport) on a lot provided the gross floor area of the outbuilding does not exceed 10 square metres, the maximum building height is not more than 3 metres above ground level and the outbuilding is located no closer to the street frontage than the existing dwelling.

A permit is required to construct a fence that does not meet the design standards of Table 1 to this schedule.

Requirements
The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- An application to construct more than one dwelling on a lot should demonstrate that the site layout would enable future subdivision in accordance with the subdivision requirements of Clause 3.0 of this schedule.

3.0

Subdivision
A permit to subdivide land must meet the following requirements:

- The minimum lot size is 1,000 square metres.

The minimum lot size requirement may be varied with a permit where:

- The minimum lot size is reduced by a maximum of 10 percent to allow for specific design constraints.
- The minimum lot size is reduced to not less than 600 square metres to create a lot for an existing dwelling or a dwelling approved under this scheme.

In the event a permit allows the creation of such lots, conditions will be imposed to prevent further subdivision of the lots and to ensure that the development is carried out solely in accordance with the endorsed plans unless otherwise approved by the Responsible Authority.
Signs

None specified.

Application requirements

The following application requirement applies to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A report that demonstrates how the proposal meets the objectives and requirements of this schedule.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the development achieves the design objectives and standards listed in this schedule.
- The visual impact of the development and/or works on the entries into Birregurra.
- Whether the first floor of double storey dwellings is recessed from the ground floor on all sides, or incorporated into the roof space where possible.
- The visual impact of garaging and hard surfacing on the streetscape, including the scale and setback of the garage.

Table 1 to Schedule 13 to Clause 43.02: Design Standards

<table>
<thead>
<tr>
<th>Design Element</th>
<th>Single dwellings, outbuildings etc.</th>
<th>Multi-dwelling development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street setback (minimum)</td>
<td>Standard A3 or 9m, whichever is the greater</td>
<td>Standard B6 or 9m, whichever is the greater</td>
</tr>
<tr>
<td>Side setback (minimum)</td>
<td>3m (can be reduced to 1.5m to one side only)</td>
<td>2m (can be reduced to 1.5m to one side only)</td>
</tr>
<tr>
<td>Rear setback (minimum)</td>
<td>15m</td>
<td>5m (also to internal boundaries)</td>
</tr>
<tr>
<td>Site coverage (maximum)</td>
<td>30%</td>
<td>40%</td>
</tr>
<tr>
<td>Permeability (minimum)</td>
<td>50%</td>
<td>40%</td>
</tr>
<tr>
<td>Building height (maximum)</td>
<td>5.5m and single storey</td>
<td>5.5m and single storey</td>
</tr>
<tr>
<td>Front fence</td>
<td>Maximum 1.2m high with a minimum 50% permeability</td>
<td>Maximum 1.2m high with a minimum 50% permeability</td>
</tr>
<tr>
<td>Side/rear fence</td>
<td>Maximum 1.8m high with a tapered side fence towards the street</td>
<td>Maximum 1.8m</td>
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</table>