SCHEDULE 14 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO14.

BIRREGURRA PREFERRED CHARACTER AREA D (SOUTH)

1.0 Design objectives

To encourage subdivisions that provide for larger allotments in a low density character, with dwellings fronting the street.

To require dwellings to address site slope, with stepped building forms that reduce building bulk.

To encourage the use of robust but lightweight materials, such as timber, that will endure over time, whilst discouraging more urban materials.

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

To discourage front fencing, particularly high, solid front fences which 'harden' the streetscape and lead to a reduction in residential and visual amenity.

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.

4.0 Signs

None specified.
5.0
09/07/2020
C103cola

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.

6.0
09/07/2020
C103cola

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 interface with adjoining zones.
- 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.

Table 1 to Schedule 14 to Clause 43.02: Design Standards

<table>
<thead>
<tr>
<th>Design Element</th>
<th>Design Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street setback</td>
<td>Standard A3/B6 or 9m, whichever is the greater</td>
</tr>
<tr>
<td>Side setback (minimum)</td>
<td>3m</td>
</tr>
<tr>
<td>Rear setback (minimum)</td>
<td>15m</td>
</tr>
<tr>
<td>Site coverage (maximum)</td>
<td>30%</td>
</tr>
<tr>
<td>Permeability (minimum)</td>
<td>50%</td>
</tr>
<tr>
<td>Building height (maximum)</td>
<td>5.5m and single storey</td>
</tr>
<tr>
<td>Front fence</td>
<td>No front fence</td>
</tr>
<tr>
<td>Side/rear fencing</td>
<td>Maximum 1.8m height and any fence forward of the existing building line to be constructed of post and wire.</td>
</tr>
</tbody>
</table>