SCHEDULE 15 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO15.

BIRREGURRA COMMERCIAL AREA

1.0 Design objectives

- To encourage new development that responds to the historic character of building stock, in particular through the use of appropriate materials.
- To ensure new buildings and/or extensions and alterations between Austin Street and Strachan Street employ a contextual design approach that integrates with surrounding buildings.
- To ensure any new commercial development to the rear of properties on Main Street has regard to sensitive residential interfaces.
- To encourage low-rise single storey buildings.
- To encourage active street frontages to develop within the commercial core (between Roadknight Street/Austin Street to the west and Strachan Street to the east) over time.
- To restrict multi-dwelling development to circumstances where the purpose of the Commercial 1 Zone is not hindered, the existing dwelling fronting Main Street is retained and a new dwelling is concealed to the rear (except vacant lots).
- To encourage the retention of trees where possible and the planting of new canopy trees and understorey vegetation.
- To minimise the visual impact of signage, particularly free standing or above verandah signs.
- To ensure that new subdivision respects the character of the area.

2.0 Buildings and works

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

Requirements

Applications should meet the design requirements specified in Table 1 to this Schedule.

3.0 Subdivision

A permit is required to subdivide land.

4.0 Decision guidelines

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

- Whether the development achieves the design objectives and standards listed in this schedule.
- The interface with adjoining zones.
- Whether the subdivision meets the objectives of this schedule.

Table 1 to Schedule 15 Design Standards

<table>
<thead>
<tr>
<th>Design Element</th>
<th>Design Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street setback</td>
<td>Zero setback</td>
</tr>
<tr>
<td>Side setback</td>
<td>Zero setback</td>
</tr>
<tr>
<td>Rear setback (minimum)</td>
<td>2m</td>
</tr>
<tr>
<td>Site coverage (maximum)</td>
<td>80%</td>
</tr>
<tr>
<td>Design Element</td>
<td>Design Requirements</td>
</tr>
<tr>
<td>----------------------</td>
<td>----------------------------------------------------------</td>
</tr>
<tr>
<td>Permeability (minimum)</td>
<td>10%</td>
</tr>
<tr>
<td>Building height (maximum)</td>
<td>5.5m and single storey</td>
</tr>
<tr>
<td>Front fence height</td>
<td>Maximum 1.2m high and minimum 50% permeability</td>
</tr>
<tr>
<td>Side/rear fencing</td>
<td>Maximum 1.8m high with a tapered side fence towards the street</td>
</tr>
</tbody>
</table>

*Commercial buildings fronting Main Street may provide a residential component fronting the street to the rear, with design guidelines corresponding from the adjoining precinct for that portion of the site.

**Reference documents**

*Birregurra Neighbourhood Character Study 2012*

*Birregurra Structure Plan 2013*