

01/07/2008  
C134**SCHEDULE 57 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme as **DDO57**.

**FLEMINGTON ROAD****1.0**01/07/2008  
C134**Design Objectives**

- To protect the Flemington Road boulevard from visual intrusion caused by the inappropriate siting, massing and appearance of buildings and works.
- To encourage building design and development that will enhance the appearance of the boulevard.
- To minimise the impact of development on the amenity of adjoining land uses in terms of appearance, amenity and streetscape presentation.
- Buildings should be built to the front and side boundaries, including on corner sites.
- Buildings should be built to the rear boundary where practicable, and the frontage to the laneway should be treated as a residential frontage with doorways, car access and lighting.
- Materials and detailing to rear frontages should define residential entry and avoid a 'back of house' appearance.
- Activities at the front of the building at ground level should generate pedestrian interest and interaction, such as cafes and shops, and the façade should incorporate windows and door openings with clear glazing.
- The frontages of developments should not incorporate car parking and access and should be designed with fenestration that lightens the structure and provides a texture and rhythm that is consistent with the existing built form of the area.
- New buildings and alterations to existing buildings are to respect the architectural integrity of the surrounding buildings and/or existing structures.

**2.0**01/07/2008  
C134**Buildings and works**

A permit is required to construct buildings and to carry out works.

A permit is not required unless specifically required in any other part of this scheme for:

- A single dwelling and extensions to existing dwellings on a lot in excess of 300m<sup>2</sup> and not within a Heritage Overlay.
- Fences not exceeding 1.2 metres in height.
- Road works and associated street furniture.
- Repairs and routine maintenance to buildings and works.

The Maximum Building Height may be varied if it can be demonstrated to the satisfaction of the responsible authority, that an equivalent or better design outcome can be achieved by the variation.

An application must be accompanied by a site analysis and urban context report which demonstrates how the proposed buildings and works achieves each of the Design Objectives and Decision Guidelines of this schedule, and any local planning policy requirements.

Building height is the vertical distance between the footpath or natural surface level at the centre of the site frontage and the highest point of the building, with the exception of architectural features and building services.

**3.0**01/07/2008  
C134**Subdivision**

A permit is not required to subdivide land.

**4.0**01/07/2008  
C134**Decision guidelines**

Before deciding on an application the responsible authority must consider:

- The Local Planning Policy Framework, including the Municipal Strategic Statement and the Urban Design Outside the Capital City Zone local planning policy.
- The building height outlined in the table to this schedule.
- Whether the location, bulk and appearance of the buildings or works will be in keeping with the character and appearance of the boulevard.
- Whether the location, bulk, outline and appearance of the building or works will be in keeping or enhance the boulevard.
- The interface with adjoining zones especially the relationship with residential areas.
- The area of the site, the established pattern of development in the area, proposed use of the building, and the style, bulk and design outcome of the proposed development.

**Table to Schedule 57**

Area	Maximum Building Height
DDO 57 - Flemington Road	3 storeys in total 2 storeys within 5 metres of the rear boundary.