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C76**SCHEDULE 13 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO13**.

BIRREGURRA PREFERRED CHARACTER AREA C (ROADKNIGHT STREET ENTRY & SOUTH OF MAIN STREET)**1.0 Design objectives**25/09/2014
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- 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 encourage the use of robust but lightweight materials such as timber that will endure over time, whilst discouraging more urban materials.
- To reduce building bulk and the visual impact on the streetscape.
- To reduce hard surfacing and maximise landscaping opportunities.
- To encourage dwellings to be set back sufficient distance from all boundaries to provide the opportunity for native canopy trees.
- To encourage the retention of trees where possible and the planting of new canopy trees and understorey vegetation to the front, side and rear of dwellings.

2.0 Buildings and works25/09/2014
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A permit is not required to construct or extend one dwelling on a lot that meets the design standards of Table 1.

A permit is required to construct more than one dwelling on a lot.

A permit is not required to construct or extend 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.

Requirements

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.

3.0 Subdivision requirements25/09/2014
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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% 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 sized 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.

4.0 Application Requirements

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An application must include a report that demonstrates how the proposal meets the objectives and requirements of this schedule.

5.0 Decision guidelines

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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 visual impact of the development and/or works on the entries into Birregurra.
- Whether the first floor of double storey dwellings are 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 Design Standards

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

6.0 Reference documents

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Birregurra Neighbourhood Character Study 2012

Birregurra Structure Plan 2013