

14/08/2014
C91**SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO1**.

FRANKSTON SOUTH**1.0**14/08/2014
C91**Design objectives**

To maintain and enhance the low density treed character of Frankston South in recognition of its contribution to the housing diversity and its landscape quality.

To ensure that development densities are consistent with the landscape character of the Frankston South area.

To ensure that development responds to the physical characteristics and landscape qualities of the Sweetwater Creek and its environs.

To ensure that new development responds to established and preferred streetscape and neighbourhood character and built form in terms of building height, scale, siting and landscape setting.

To ensure that development is compatible with the environmental and infrastructure capacities of the area, including the capacity of local streets, drainage systems and sewerage systems.

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C91**Buildings and works****Permit requirement**

A permit is not required to construct or carry out buildings or works for:

- Navigational aids.
- A radio mast.
- A television mast associated with a building.
- The development of public land by or on behalf of a public land manager.
- Buildings or ancillary outbuildings, if the following are met:
 - There is no existing dwelling or approval for a dwelling on the lot.
 - Any building is set back at least 7.5 metres from any road frontage.
 - Any building does not exceed 7 metres in height.
 - The total floor area of all existing and proposed outbuildings does not exceed 100 square metres.
 - The amount of the site covered by buildings does not exceed 25 per cent and the total amount of the site covered by buildings, swimming pool or impervious surfaces does not exceed 50%.

Any buildings or works within 20 metres of the Sweetwater Creek Reserve or the top of the Sweetwater Creek bank requires a permit.

Building Heights

Any buildings or works must not exceed 9 metres in height unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the height must not exceed 10 metres. This cannot be varied with a permit.

Fences adjoining the Sweetwater Creek or Creek Reserve

- Any fences adjoining the Sweetwater Creek or Creek Reserve must be constructed of non-combustible material and have a light weight and visually open appearance. This cannot be varied with a permit.

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Subdivision

Any lot in a subdivision must be at least 2,500 square metres unless one of the following applies:

- The average size of lots is 2,500 square metres or greater and any lot is at least 1,000 square metres.
- The subdivision is of a lot of at least 2,500 square metres that contains two dwellings and creates a site for each dwelling.
- The lot is required for public use by a government department, public authority or Council.

These requirements cannot be varied with a permit.

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Decision guidelines

Before deciding on an application the responsible authority must consider:

- The appropriateness of any subdivision, building or works having regard to land capability, including land form, slope, drainage, stormwater flows and the presence of vegetation.
- The extent to which the proposed development meets the objectives and design responses contained in the relevant Neighbourhood Character Study Character Statement.
- In an application for an additional dwelling on a lot, whether the increased dwelling density is consistent with the preferred landscape character of the Frankston South area.
- In an application for an additional dwelling on a lot, how the additional dwelling relates to and has regard for, the siting, scale, bulk and detailed design of the existing dwelling.
- In an application for development that exceeds 7 metres in height, whether the additional height is justified due to the need for a particular roof form or architectural feature that assists in achieving the preferred neighbourhood character of the area, or the objectives and design responses contained in the relevant Neighbourhood Character Study Character Statement.
- The views of Melbourne Water in relation to any application within 20 metres of the Sweetwater Creek Reserve or the top of the Sweetwater Creek bank.