

04/05/2017
C113**SCHEDULE 9 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO9****Sweetwater Creek Frankston South – Wider Environs****1.0 Design objectives**16/01/2014
C78

To maintain adequate space on a site to provide the opportunity for tree planting and landscaping to retain and enhance the character and environmental qualities of the broader Sweetwater Creek valley.

To ensure that development is sensitive to the natural characteristics of the wider environs of Sweetwater Creek valley including slope, terrain and any existing vegetation so as to minimise the visual dominance of the built form.

To maintain adequate space on a site to allow for planting of vegetation and to aid in reducing stormwater run off to minimise stormwater flows into Sweetwater Creek.

2.0 Buildings and works04/05/2017
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A permit is not required to construct or carry out buildings and works provided the following requirements are met:

- Buildings must be set back at least 7.5 metres from the road frontage or the average of the setback of dwellings on adjoining lots, whichever is lesser.
- Buildings, with the exception of a single storey garage or carport, must be set back at least 2 metres from side and rear boundaries plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. Construction of a carport or a garage may only occur to one side boundary of a site.
- Any building does not exceed 8.0 metres in height or up to 9 metres where the slope of the land exceeds 2.5 degrees.
- The area covered by buildings must not exceed 40% of the site.

A permit is required for a domestic swimming pool.

3.0 Decision guidelines16/01/2014
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Before deciding on an application the responsible authority must consider:

- The impact of development on the landscape qualities of the area.
- The effect of the buildings and works on the neighbourhood character.
- The impact of buildings and works on stormwater flows.
- Whether compliance with the requirements of this schedule is achievable having regards to the size, shape, orientation and topography of the site and the location, type and condition of vegetation.
- The adequacy of proposed landscaping in meeting the design objectives of this schedule.