

06/06/2013
C77

SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY

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

ELTHAM GATEWAY

1.0

06/06/2013
C77

Design objectives

- To recognise, protect and enhance the special character of the natural and built landscape of the Eltham Gateway.
- To ensure the Gateway provides a strong sense of arrival into Eltham.
- To maintain the vegetation dominated character of the Gateway.
- To ensure that development does not visually dominate the landscape or interrupt major view lines from public areas.
- To ensure that development corresponds to the contours of the land, and is sited below the predominant tree canopy height.
- To ensure setbacks are generous and consistent with others in the street, and are well vegetated.
- To promote building scales compatible with the prevailing one and two storey domestic buildings within the Eltham Gateway.
- To ensure buildings are of high architectural quality and contemporary design.
- To encourage local earth toned, timber or mud brick, gabled architecture for residential and non-residential development that is consistent with the preferred character of the Gateway and sympathetic to the heritage built form.
- To encourage the use of vegetation as an alternative to front fencing.
- To ensure car parking will have minimal visual impact from public spaces and integrate with the landscape setting.
- To ensure signage is minimised and integrated into the design of the building façade or landscape setting and avoids the use of bright, bold colours.
- To ensure lighting creates a safe environment without detracting from the amenity or bush garden character of the area.
- To promote best practice environmentally sustainable development within the Eltham Gateway.

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06/06/2013
C77

Buildings and works

A permit is required to construct a building or construct or carry out works. This includes a building proposed to be externally altered by structural work, painting, plastering, sand blasting or in any other way.

A permit is required to construct a fence. This does not apply to a fence located more than 6 metres from the nearest road boundary.

Buildings and works are considered to meet the design objectives if they are consistent with the design guidelines specified in the table to this schedule. An application that varies from the design guidelines must demonstrate how the design continues to meet the design objectives and built form outcomes.

Table to Schedule 1

Design guidelines	Built form outcomes
<p>Building appearance</p> <p>The maximum wall height (excluding gable end walls) of a building should be no more than 6.0 metres.</p> <p>The upper level of developments should be recessed and appear visibly less than the lower level to reduce its dominance and impacts in terms of overshadowing, overlooking and visual bulk.</p> <p>On sloping sites, buildings should correspond to the natural contours of the land or use split level design.</p> <p>Retaining and batter walls should be minimised, or if required should be no greater than 500mm high and constructed with natural materials such as stone, timber and textured materials.</p> <p>Buildings should incorporate pitched and gable ended roof forms, without fussy detail or decoration but with extended eaves of at least 450mm in depth. Avoid curved or flat roof forms.</p> <p>Buildings should be of a simple, contemporary style that avoids mock historical elements.</p> <p>Buildings should be articulated, particularly front facades, and include elements that lighten the building form such as balconies, balustrades and fenestration.</p> <p>Buildings should use a mix of materials, textures and finishes including timber, mud brick, lightweight cladding, render, stone and iron roofing.</p> <p>Muted and local earth coloured tones should be used as the building's base colour.</p>	<p>Development that is of a consistent scale with the prevailing one and two storey domestic buildings in the Gateway.</p> <p>Buildings that are integrated with the landscape setting.</p> <p>Buildings of high architectural quality that reflect the preferred architectural elements of the Eltham Gateway</p> <p>Development with minimal visual impact and need for excavation.</p>
<p>Setbacks</p> <p>Front setbacks should be:</p> <ul style="list-style-type: none"> ▪ Generally 8-10 metres in width north of Mount Pleasant Road; ▪ Generally 10-12 metres in width south of Mount Pleasant Road. <p>There should be a minimum of 3-5 metres between abutting buildings.</p>	<p>Generous setbacks consistent with the preferred character of the Eltham Gateway.</p> <p>Setbacks that allow for adequate landscape zones in front of and between buildings</p>
<p>Siting</p> <p>Development on large sites should emulate the subdivision pattern of the streetscape.</p> <p>Buildings should be sited so as not to intrude into major view lines from public viewing locations or from nearby properties.</p>	<p>Buildings that are sited to provide a consistent streetscape pattern.</p> <p>Protection of existing view lines.</p>
<p>Landscaping and Fencing</p> <p>Site development should minimise vegetation removal, particularly canopy trees and boundary vegetation.</p> <p>Apply a layered landscaping regime which incorporates predominately indigenous canopy trees, shrubs and ground covers. Exotic species should be used sparingly and only as a landscape feature.</p> <p>Developments should provide no front fencing, or low, transparent front fencing of no higher than 1.2m.</p> <p>Side fencing should not project forward of buildings.</p>	<p>Development that is well landscaped, with canopy trees.</p> <p>Vegetation dominated streetscapes with an 'open' character.</p>
<p>Signage and lighting</p>	

Design guidelines	Built form outcomes
<p>Signage should be subdued in colour, positioned below the eave line and integrated with the building form and façade.</p> <p>Signage should be proportionate to the building façade and the total advertisement area to each premise for a business identification sign should not exceed 3m².</p> <p>Lighting should be integrated with the building form and façade.</p>	<p>Signage that is unobtrusive and integrated into the building façade, streetscape and landscape setting.</p> <p>Lighting that creates a safe environment without detracting from the amenity or bush garden character of the area.</p>
<p>Vehicle access and parking</p> <p>On-site parking for vehicles should be located to have minimal visual impact on the streetscape and adjoining public spaces. Position parking at the side or rear of buildings, combined with extensive landscaping. Parking between the front of the building and the street should be avoided.</p> <p>Apply a setback of at least 1.5m behind the main building line for garages and carports, except if extensive excavation is required.</p> <p>Car parking spaces and access ways should be paved in permeable surfaces where possible.</p> <p>The number of driveway crossovers should be limited to 1 on standard lots and rationalised on larger or consolidated lots.</p> <p>On a corner site, locate the vehicle entry point from the side street.</p>	<p>Car parks with minimal visual impact on streetscapes and public spaces that are integrated with the landscape setting of the Eltham Gateway.</p> <p>Garages and carports that are secondary elements to a building's façade.</p> <p>Minimal disruption to footpaths.</p>
<p>Other</p> <p>Environmentally Sustainable Development practices should be incorporated into new developments.</p>	<p>Best practice ESD.</p>

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Advertising Signs

A permit is required for signage in accordance with the requirements in Clause 52.05 'Category 4 - Sensitive Areas'.

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06/06/2013
C77

Decision guidelines

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

- The design objectives, guidelines and built form outcomes of this schedule;
- Whether the proposal achieves the design objectives and built form outcomes of this schedule;
- The objectives and design guidelines and directions of the *Eltham Gateway Design Guidelines 2013*.

5.0

06/06/2013
C77

Reference

Eltham Gateway Design Guidelines 2013

Eltham Gateway Review 2011