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## SCHEDULE 13 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

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

### POSTCODE 3081 URBAN DESIGN FRAMEWORK BELL STREET

#### 1.0

#### Design objectives

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- To support a preferred character of development that creates a boulevard character along Bell Street and enhances its role as a gateway to Postcode 3081.
- To encourage site consolidation and discourage the under-development of land.
- To ensure the scale and form of development achieves the preferred character for the area and manages the potential adverse amenity impacts on adjoining residential properties through an appropriate built form transition.
- To ensure new development improves the streetscape environment and landscape character of Bell Street and surrounds.
- To ensure buildings are of a high quality design and construction that include the use of appropriate materials and colours of muted tones that blend in with the surrounding environment.

#### 2.0

#### Buildings and works

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

- Construction or extension of one dwelling on a lot of 300 sqm or more.
- Works normal to a dwelling.
- Construction or extension of an outbuilding (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and a maximum building height is not more than 3 metres above ground level.

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- Building materials must include a range of non-reflective and natural materials such as brick and wood with a muted colour palette.
- Vehicle access from Bell Street is discouraged unless other alternatives are not feasible.
- No more than 50% of the roof area is to be occupied by plant and equipment (other than solar panels).
- Plant and equipment must be integrated into the design of the building, and located so as to avoid additional overshadowing of private or public open space or habitable room windows on adjoining land, and is not to project higher than 3.6 metres above the building roof.
- Development should meet the preferred minimum building setback requirements specified in Table 1. Lightweight and discontinuous balcony forms may project into the specified setbacks.

**Table 1: Preferred Built Form Area 1**

Preferred minimum front street setback	Preferred minimum rear setback	Preferred minimum side setback
3 metres	6 metres plus 1 metre for every metre of height over 10.9 metres	0 metres if located on the boundary or 4.5 metres if adjacent to a habitable room window

**3.0****Subdivision**

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None specified.

**4.0****Advertising signs**

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None specified.

**5.0****Decision guidelines**

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The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the relevant objectives and requirements of this schedule are satisfied.
- Whether the design response meets the objectives, strategies and guidelines of the *Postcode 3081 Urban Design Framework, 2019*.