

SCHEDULE 15 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO15**

POSTCODE 3081 URBAN DESIGN FRAMEWORK CREEKSIDE WEST

1.0

Design objectives

- To encourage a preferred character that activates the creekside environment and enhances the amenity and surveillance of Darebin Creek Forest Park.
- To ensure new development positively contributes to the existing landscape character and improves access to the creek corridor.
- 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 buildings are of a high quality design and construction that include the appropriate use of materials and colours of muted tones that blend in with the surrounding creekside environment.

2.0

Buildings and works

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:

- Landscaping should be provided in the front setback including at least one canopy tree.
- Light-weight materials such as glass and timber are to be incorporated in all upper levels.
- Building materials must include a range of non-reflective and natural materials, such as brick and wood with a muted colour palette.
- Provide pedestrian links defined by low landscaping and permeable front fences and development designed to address links and the creek reserve with entries, windows and balconies.
- 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 not project higher than 3.6 metres above the building roof.
- Development on lots interfacing directly with the creek reserve should include :
 - A publicly accessible pedestrian and cycle link (designed to meet Council standards) within one side setback unless a link already exists or is approved within a neighbouring development.

- Low landscaping and permeable front fences along the edge of pedestrian links.
 - Entries, windows and balconies addressing the pedestrian link.
 - A landscaped setback from the property boundary facing the creek.
 - A low and permeable fence to clearly define the public realm while retaining the potential for visual interaction.
- 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 Setbacks

Preferred minimum front street setback	Preferred minimum rear setback	Preferred minimum side setback
4 metres Any part of a building above 3 storeys should be setback a minimum of 3 metres from the front building line	3 metres where there is a direct interface with the creek reserve, plus an additional 4 metres from the rear building line for any part of the building above 3 storeys 6 metres if there is no interface with the creek reserve, plus 1 metre for every metre of height over 10.9 metres	2 metres plus 1 metre for every metre of height above 3 storeys Where two or more lots are consolidated 3 metres, plus 1 metre for every metre of height above 3 storeys

3.0

Subdivision

DD/MM/YYYY
Y
C120

None specified.

4.0

Advertising signs

DD/MM/YYYY
Y
C120

None specified.

5.0

Decision guidelines

DD/MM/YYYY
Y
C120

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*.