

02/05/2024
C203king**SCHEDULE 26 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO26**.

NEIGHBOURHOOD RENEWAL AREAS 2 - MAIN ROADS**1.0**02/05/2024
C203king**Design objectives**

To support higher density housing in a four storey apartment format that is well designed and delivers prominent buildings along main roads.

To provide a landscaped garden setting around buildings including front and rear setbacks that can accommodate in ground canopy trees.

To encourage lot consolidation to maximise development opportunity and efficiency.

To ensure the setback of a building from a boundary enables the preferred future development of the area.

To achieve positive internal amenity outcomes for all new residential development.

2.0**Buildings and works**02/05/2024
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~~Proposed GC246~~ A permit is not required to extend one dwelling on a lot.

A permit is required to construct a front fence within 3 metres of the front boundary.

For the purpose of this schedule, main roads are described as any road designated a Transport Zone 2 or 3, and the following: ~~Karen Street and Tennyson Street Highett where opposite to Southland shopping centre,~~ Argus Street Cheltenham, and Rayhur Street Clayton South. Local roads are any other road.

For the purpose of this schedule: a primary outlook is from a balcony or living room or open planned living area, a secondary outlook is from a bedroom, kitchen or any other habitable room.

On an abuttal to a main road (including corner sites with a local road abuttal), support buildings that are four storeys and predominantly detached from all boundaries.

BUILDING AND WORKS REQUIREMENTS

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

Building setback requirements

- A building should be set back 5 metres from the street.
- A fourth level of a building should be set back at least 4 metres from the side boundary.
- A primary outlook should be set back 4.5 metres from the side boundary.
- A secondary outlook should be set back 2 metres from the side boundary.
- A building should be set back 5 metres from the rear boundary.

Site consolidation requirements

- Sites should be consolidated wherever possible to maximise dwelling density and efficient use of the site.
- On consolidated sites, consider a higher site coverage where the preferred setbacks are achieved.

Outlook, internal amenity and passive surveillance requirements

Development should:

- Design all primary outlooks to have a reasonable outlook and avoid screening.

- Design secondary outlooks at upper levels to contribute to passive surveillance, if this is not viable, provide highlight glazing or screening to maximise the potential to develop adjoining land.
- Avoid overshadowing the secluded ground level private open space of an existing adjoining dwelling in the Residential Growth Zone for at least three hours between 9:00am and 3:00pm to an area of 25 square metres with a minimum dimension of 3 metres on 22 September.

3.0

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Subdivision

None specified.

4.0

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Signs

None specified.

5.0

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Application requirements

None specified.

6.0

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Decision guidelines

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:

- The design objectives and building and works requirements of this schedule.
- Whether building siting and basement design enables the retention of existing trees and the planting of new trees and landscaping.
- Whether site consolidation is possible.
- Whether the proposed boundary setbacks are consistent with the preferred future character.
- Whether any proposed wall on a boundary is consistent with the preferred future character.
- Whether the development is sited to minimise the need for screening to primary outlooks.
- Whether visual and shadowing impacts on adjoining properties have been mitigated, particularly to adjoining land that is within a General Residential Zone.