

23/12/2020
C232gben

SCHEDULE 29 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO29**.

STRATHFIELDSAYE TOWN ENTRANCES

1.0
23/12/2020
C232gben

Design objectives

To facilitate a scale of development that supports the desired character of the precinct, which is a low scale residential area in a bushland and spacious setting, where large native trees dominate the streetscape, and that clearly identifies town entrances.

To minimise the visual dominance of car parking, garages and fences on the streetscape and adjoining public spaces.

To support buildings that provide passive surveillance to streets and public spaces.

2.0
23/12/2020
C232gben

Buildings and works

A permit is not required to extend an existing dwelling if the increase in floor area is less than 100 square metres, and the front setback is not altered.

A permit is required to construct a front and/or side fence.

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

- Buildings should front the street, public spaces, waterways, cycling and walking tracks to provide an active frontage where possible.
- Buildings should have large setbacks of at least 9 metres to Strathfieldsaye Road and Wellington Street to support vegetation planting and maintain rural character.
- Development should protect existing mature trees in the front setback and have a strong focus on native tree planting.
- Buildings constructed of concrete tilt panels should be coloured or broken up with decorative cladding or other appropriate treatments to harmonise with the surrounding vegetation.
- Side fencing should preferably be timber or post and wire, and not exceed 1.8 metres in height.
- No front fencing is preferred. Front fences that are required must not exceed 1.2 metres in height and must have a minimum permeability of 75 per cent.
- Building site coverage should not exceed 50 per cent to allow for setbacks and vegetation planting.
- Buildings should be designed to follow the contour of the land to minimise site disturbance.
- Buildings should have a maximum building height of 7 metres.
- Car parking should be located at least 1 metre behind the building frontage.

A permit cannot be granted to vary a requirement expressed with the term 'must'.

An application for construction of a building or to construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act, where the development is generally in accordance with the design requirements of this schedule.

3.0
23/12/2020
C232gben

Subdivision

An application to subdivide land must meet the following requirements:

- Subdivision layout should be designed around native vegetation to protect established native trees where possible in road reserves, public spaces and walkways.

- Cul-de-sacs and lots backing onto roads should be avoided.
- Lots should be oriented to provide passive surveillance of public land including waterways and walking/cycling links.
- Subdivision adjoining Wellington Street and Strathfieldsaye Road should front that road and be large enough to incorporate a 9 metre setback and the ability to orientate dwellings to support passive solar design and native vegetation planting.

4.0
23/12/2020
C232gben

Signs

None specified.

5.0
23/12/2020
C232gben

Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A statement addressing the design objectives and requirements as set out in this schedule.
- An urban context and design response that shows how the development will achieve the design objectives of this schedule.
- Where an application is to vary the requirements of the schedule it must:
 - Identify the design objectives and design requirements that will be achieved by the proposal.
 - Provide an assessment of how the variation assists the proposal to achieve the design objectives and requirements of this schedule.
 - Identify whether the site has any particular characteristics or features that warrant the variation and an alternative design.
- A landscaping plan that shows how existing native vegetation is to be retained and native replanting will occur in the front setback.

6.0
23/12/2020
C232gben

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:

- Whether adjacent public land is adversely impacted by overshadowing due to buildings or structures.
- Whether the proposal achieves excellence in architecture and urban design.
- Whether the proposed development is of low scale and setback to allow for tree planting.
- Whether structures for car parking are setback and not visually dominant.
- Whether the proposal provides for passive surveillance.