

24/02/2022
C240card

SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO8**.

KOO WEE RUP ESTABLISHED RESIDENTIAL AREAS

1.0

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Design objectives

- To encourage development and subdivision that maintains and enhances the existing township character.
- To ensure new development is responsive to existing building heights and setbacks.

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Buildings and works

A permit is not required to construct a building or construct or carry out works if the following requirements are met:

- Buildings are setback at least 7 metres from front boundaries or no less than the average of adjacent two dwellings.
- Buildings are setback at least 2.5 metres from side boundaries.
- The building height does not exceed 7.5 metres above natural ground level.
- The building site coverage does not exceed 40 per cent for single dwellings developments or 50 per cent for multi-unit developments.
- The building is an extension to an existing dwelling.

A permit is required to construct a fence within 3 metres of front street boundary if the height of the fence exceeds 1.5 metres and less than 50 per cent transparent.

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

Built form

- Avoid repetitive built form and design.
- Upper stories setback from ground floor facades or concealed within pitched roof forms and constructed from a variety of materials.
- Building design to be contemporary, whilst responding to the architectural style of the existing neighbourhood, including any identified heritage buildings, without replicating the building style.
- Dwelling entries clearly defined.
- Garages setback from the front facade and recessive to the built form.
- Any common driveway to be located on one side of the lot and provide landscaping including trees.
- No front fencing or low, open style fencing where fencing can not be avoided.

Landscaping

- Existing vegetation that is in good condition and that makes a positive contribution to the existing character to be retained with new landscaping to respond to the landscape character of the surrounding area.
- New street tree species consistent with existing street tree species on adjoining streets unless otherwise specified by the responsible authority.

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Subdivision

An application to subdivide land should meet the following requirements:

- Subdivision layout to respond to surrounding development and uses on adjoining land.
- Subdivision of land into three or more lots to have at least 70 per cent of new lots with a site area at least 700 square metres.
- Avoid lots less than 600 square metres.
- Minimum lot widths of 18 metres wherever possible.

These requirements do not apply to the subdivision of a lot containing two or more existing dwellings, or a planning permit issued for the construction of multiple dwellings before the approval date of Amendment C240card.

4.0

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Signs

None specified.

5.0

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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:

- An arboricultural assessment prepared by a suitably qualified person(s) that identifies any significant trees or vegetation on the land, and any existing street trees and roadside vegetation.
- A landscaping plan that identifies existing vegetation to be retained and new vegetation to be planted.

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:

- Whether a proposal that seeks to vary a built form requirement can still achieve the design objectives of this Schedule.
- The removal of existing vegetation and opportunities for replanting on the site.
- Whether any proposed fencing maintains the sense of openness of the streetscape.