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C220whse-**SCHEDULE 11 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO11**.

**RESIDENTIAL GROWTH CORRIDORS****1.0 Design objectives**-/-/20-  
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To ensure development achieves high quality public realm and public open space in relation to human scale and micro-climate conditions by providing a comfortable, pedestrian-friendly urban environment.

To ensure that the height of new buildings provides an acceptable built form interface with adjoining development in other zones.

To ensure the height and built form of new buildings do not visually dominate the street or compromise the character and amenity of adjacent low-rise residential areas.

To maintain the visual prominence of landscaping and ensure space for medium and large trees on site, particularly within the front and rear setbacks.

To encourage lot consolidation in order to achieve the maximum building heights and to provide for sufficient building setbacks to deliver high levels of internal amenity.

**2.0 Buildings and works**-/-/20-  
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A permit is not required to construct a building or construct or carry out works for a development up to 3 storeys.

A permit is required to construct a front fence.

**Building height**

- A building must not exceed a height of 19 metres and 6 storeys, except where the height of an existing building on the land already exceeds 19 metres, in which case new buildings and works must not exceed the height of the existing building in metres and storeys. A permit cannot be granted to vary this requirement.
- Building height excludes rooftop services, such as plant rooms, air conditioning, lift overruns, roof mounted equipment and the like, that cannot be seen from any adjoining public space or are designed as architectural roof top features.

**Building setbacks**

- Buildings and works must be in accordance with the front setback specified in the Table 1 to this schedule. A permit cannot be granted to vary this requirement.

**Table 1 to Schedule 11**

Measure	
Front setback	Minimum 5 metres with an additional 3 metres to levels above 4 storeys

**Table 2 to Schedule 11**

- Buildings and works should be in accordance with the side and rear setbacks specified in Table 2 to this schedule.

Measure	
Side setback	Minimum of 4.5 metres with an additional 4.5 metres to levels above 4 storeys
Rear setback	Minimum of 9 metres

### **Pedestrian interface**

- Buildings at the ground floor should:
  - Present attractive, pedestrian orientated frontages, which avoid blank walls, car parking areas and wide car park entrances.
  - Avoid service areas and other utility requirements, including fire hydrants and mailboxes, unless they are integrated into a landscaped front setback.
  - Avoid unscreened waste storage areas when viewed from a street.
  - Maximise windows at ground level and avoid high front fences to provide passive surveillance of the street.

### **Overshadowing**

- Developments should not result in additional shadowing to adjacent public open space between 12pm and 2pm on 22 September.

### **Landscaping**

- Developments should:
  - Provide a minimum deep soil area relative to tree height, which is a minimum depth of 800mm (for small trees), 1000mm (for medium trees) and 1200mm (for large trees).
  - Ensure the green character and tree canopy of the area is enhanced with deep soil plantings in the front, side and rear setbacks.

### **3.0 Subdivision**

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None specified.

### **4.0 Signs**

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None specified.

### **5.0 Application requirements**

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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 wind tunnel assessment prepared by a suitably qualified person that:
  - Models the wind effects of the proposed development and its surrounding buildings.
  - Demonstrates the proposed development will not cause unsafe wind conditions.
  - Explains the effect of the proposed development on the wind conditions in publicly accessible areas.
  - Shows the development will allow for comfortable sitting in any public open space, standing in any pedestrian entrance and walking in any pedestrian walkway.

### **6.0 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 development provides an appropriate transition to an adjoining residential zone or public open space.

- Whether the development maintains a mid-rise scale that enhances the sense of openness, maintains access to expansive sky views along the corridor and allows maximum solar access to low-rise residential development in the adjoining and adjacent areas.
- Whether the development provides for adequate sun penetration at street level and mitigates wind down-draughts through upper level setbacks.
- Whether the development achieves an acceptable built form interface with the public realm, so as not to dominate the streetscape or appear as a continuous wall at street level or nearby vantage points if adjoining and/or nearby sites are developed in a similar manner.
- Whether the development allows for deep soil planting and landscaping within the front, side and rear setbacks.
- Whether the development achieves high architectural quality.
- Whether the development provides adequate sunlight, daylight and privacy, and outlook from habitable rooms, for both existing and proposed developments.
- Whether any additional overshadowing of adjacent public open space will:
  - Reduce the extent to which sunlight will be available between 12 pm and 2 pm on 22 September, including the cumulative impacts if adjacent land is developed in accordance with the planning scheme.
  - Have an adverse impact on the landscaping, including plants, trees and lawn or turf surfaces in the public open space.
  - Compromise the existing and future use, quality and amenity of the public open space.