SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO4

MOUNT ALEXANDER ROAD SOUTH URBAN DESIGN AREA

1.0 Design objectives

- To protect the Mount Alexander Road boulevard from visual intrusion caused by the inappropriate siting, massing and appearance of buildings and works.
- To encourage building design and development that will enhance the appearance of the boulevard.
- To minimise the impact of development on the amenity of adjoining land uses in terms of appearance, amenity and streetscape presentation.

2.0 Buildings and works

A permit is required to construct buildings and to carry out works.

A permit is not required unless specifically required in any other part of this scheme for:

- A single dwelling and extensions to existing dwellings on a lot in excess of 300 m² and not within a Heritage Overlay.
- Fences not exceeding 1.2 metres in height.
- Road works and associated street furniture.
- Repairs and routine maintenance to buildings and works.

3.0 Subdivision

A permit is required to subdivide land.

4.0 Advertising signs

Advertising sign controls are at Clause 52.05-9.

5.0 Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The Local Planning Policy Framework, including the Municipal Strategic Statement at Clause 21.06, the Mount Alexander Road South Urban Design Policy, the Mount Alexander Road South Urban Design Guidelines, March 2004 and local planning policies.
- The Preferred building heights for each of the Precincts are outlined in the Table to this Schedule.
- Whether the location, bulk and appearance of the buildings or works will be in keeping with the character and appearance of the boulevard.
- Whether the location, bulk, outline and appearance of the building or works will be in keeping or enhance the boulevard.
- The effect of traffic to be generated by the use.
- The interface with adjoining zones, especially the relationship with residential areas.
- The recommended maximum height may be varied if it can be demonstrated to the satisfaction of the Responsible Authority, that an equivalent or better design outcome can be achieved by the variation.
- In considering a variation to the recommended maximum heights set out in the table, the Responsible Authority shall have regard to the objectives of the Mount Alexander Road South Urban Design Policy, 2004 the area of the site, the established pattern of development in the area, proposed use of the building, and the style, bulk and design outcome of the proposed development.

**Table of Preferred Height and Setbacks**

<table>
<thead>
<tr>
<th>PRECINCT</th>
<th>PREFERRED BUILDING HEIGHTS</th>
</tr>
</thead>
</table>
| Village (DDO4-A1) | 3 storeys in total  
                           | 2 storeys within 5 metres of the rear boundary                   |
| Mixed (DDO4-A2)   | 3 storeys in total  
                           | 2 storeys within 5 metres of the rear boundary                   |
| Hillside (DDO4-A3) | 3 storeys in total  
                           | 2 storeys within 5 metres of the rear boundary                   |
| Gateway (DDO4-A4)  | 3 storeys in total  
                           | 2 storeys within 5 metres of the rear boundary                   |