

--/--/---
Proposed C103moor

SCHEDULE 17 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO17**

HOPETOUN PARK NORTH GROWTH AREA

1.0

Design objectives

--/--/---
Proposed C103moor

To ensure new residential development minimises its visual impact when viewed from the Western Freeway, Bacchus Marsh Valley and the existing Hopetoun Park residential development.

To provide development that respects the existing open and spacious character of Hopetoun Park through the implementation of front, rear, and side setbacks, ensuring adequate space for landscaping that reinforces the open woodland character.

To encourage fencing that provides a 'rural' feel, and sense of openness towards the street.

To encourage the use of materials for building construction that blend aesthetically with the landscape.

To ensure setbacks to dwellings respond to the requirements of Clause 13.02.

2.0

Buildings and works

--/--/---
Proposed C103moor

A permit is required to construct a fence. This does not apply if the requirements for fencing in Table 1 have been met.

A permit is not required to construct a building or construct and carry out works where the setback requirements in Table 1, in addition to the bushfire setback requirements in Table 2, have been met.

Table 1: Minimum setback requirements for dwellings, and fence requirements

Setback requirements for dwellings, outbuildings; and fence requirements	Area A Escarpment Allotments	Area B Southern Allotments	Area C Typical Allotments
Dwelling and outbuilding front set back (minimum)	10 metres	10 metres	6 metres
Dwelling side setback (minimum)	5 metres one side, 3 metres to the other side	5 metres one side, 3 metres to the other side	3 metres
Dwelling rear set back (minimum)	10 metres	20 metres, which must include a 5 metre landscape buffer on the southern boundary within which no outbuildings can be located	10 metres
Front fence	No front fence unless it is post and wire or railing, and has at least 80% visual permeability	No front fence unless it is post and wire or railing, and has at least 80% visual permeability	No front fence
Rear and side fence (maximum height)	1.8 metres, reduced to 1.2 metres for side fences forward of the façade	1.8 metres, reduced to 1.2 metres for side fences forward of the façade	1.8 metres, reduced to 1.2 metres for side fences forward of the façade

Bushfire Setback Requirements

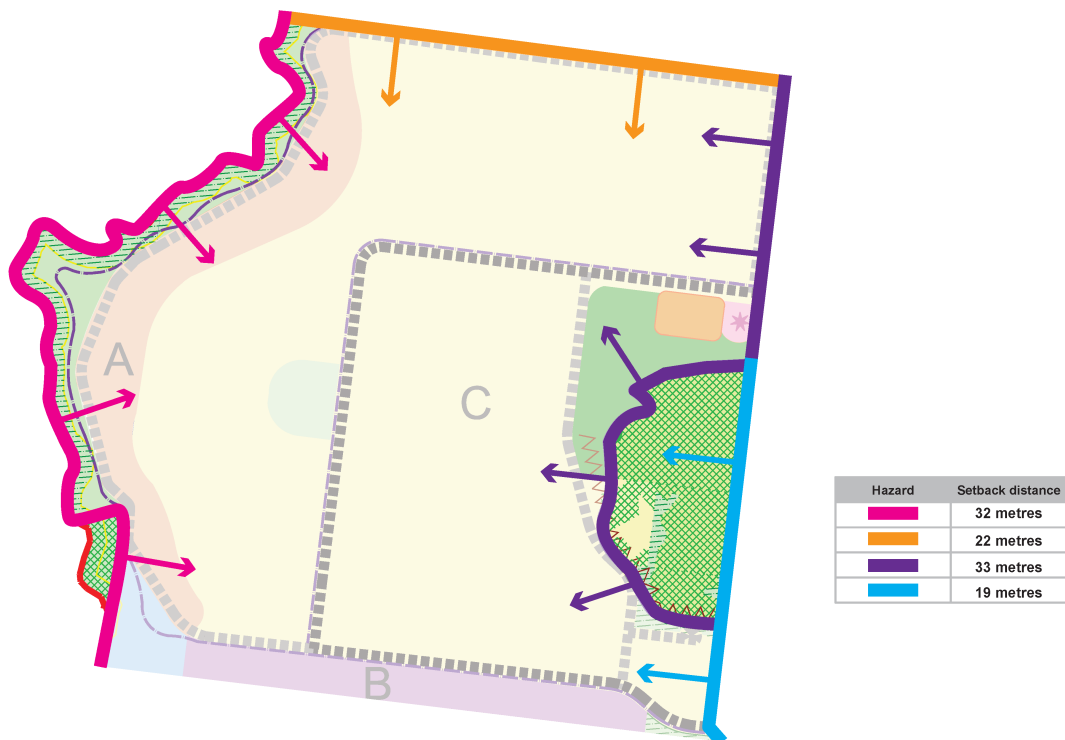
In addition to the setbacks specified in Table 1, the setback requirements in Table 2 also apply, as illustrated in Figure 1:

Table 2: Bushfire Setback Requirements

Hazard identified	Area relevant	Setback required from hazard to building façade*
Grassland, escarpment vegetation and revegetation buffer	A	32 metres
Grassland beyond northern boundary	A, C	22 metres
Woodlands east of Hopetoun Park Road, and Grey Box conservation woodlands within site	C	33 metres
Grassland east of Hopetoun Park Road	B, C	19 metres

* The setbacks can include road reserves and open space areas if they are managed to a low threat state. Some areas of Hopetoun Park Road with conservation values may not be managed to this standard.

Figure 1: Areas A, B and C, hazard interfaces and relevant bushfire setbacks



Requirements for landscaping

Landscaping is encouraged in all setback areas to dwellings.

3.0

Subdivision

--/--/----

Proposed C103moor

None specified.

4.0

Signs

--/--/----

Proposed C103moor

None specified.

5.0

Application requirements

--/--/----

Proposed C103moor

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 site analysis and design response, which demonstrates how the proposal achieves the Design Objectives and Requirements of this Schedule.
- A planning assessment that demonstrates how the proposal responds to any approved Hopetoun Park North Development Plan.
- A landscape plan that demonstrates how the proposal achieves the desired landscape character.

6.0

Decision guidelines

--/--/----

Proposed C103moor

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 an application is generally in accordance with any approved Hopetoun Park North Development Plan.
- Whether an application provides adequate setbacks that can accommodate appropriate landscaping.