

SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO X**

RESIDENTIAL NEIGHBOURHOOD CHARACTER**1.0 Design objectives**

- Ensure new buildings are designed and constructed in accordance with the *Riddells Creek Neighbourhood Character Study 2013*
- Ensure that future residential buildings and works respect, maintain and enhance existing neighbourhood character
- Maintain country town character for dwelling design and construction in residential neighbourhoods
- Enhance connectivity within and between residential neighbourhoods
- Ensure a strong emphasis on environmental sustainability

2.0 Buildings and works

New development must ensure and provide:

- Assessment and protection of residential, neighbourhood and heritage character for all dwelling proposals in the Main Road and Station Street residential neighbourhoods
- Adequate assessment and design response to ensure that buildings and works meet site requirements and maintain existing neighbourhood character
- Dwelling styles, form, heights, setbacks and materials that match the characteristics of the neighbourhood
- Residential development that complements and contributes to a safe, pedestrian scale environment
- Design integration between new residential development with adjoining dwellings and lots
- Protection of existing views from the neighbourhood, particularly from steeper sites and streets
- Retention of vegetation and adequate new landscaping that maintains and complements residential neighbourhood character
- Buildings that are constructed with a strong emphasis on solar access, environmental sustainability and environmental sensitivity

New development must address neighbourhood character elements, achieve planning and design objectives and meet performance requirements for the Main Road and Station Street residential neighbourhood precincts.

3.0 Subdivision

Any subdivision must ensure and provide:

- Assessment and protection of residential, neighbourhood and heritage character for all dwelling proposals in the Main Road and Station Street residential neighbourhoods
- Adequate assessment and design response to ensure that subdivision meets site requirements and maintains existing neighbourhood character
- A high degree of site and neighbourhood responsiveness
- Subdivision that complements and contributes to a safe, pedestrian scale environment
- Design integration between new residential development with adjoining dwellings and lots
- A development plan approach to guide the layout, design and servicing of infill development, ensuring that new development and site layout is integrated with adjoining development and land
- Lot and road layout that complements the character of existing subdivision and roads
- Co-ordination of pedestrian and road linkages for subdivision to create an integrated sub-neighbourhood response
- Connectivity for pedestrians, cyclists and motorists within and between residential neighbourhoods, including provision of road networks, pedestrian walkways and recreation linkages
- Subdivision design to protect existing significant views from existing and proposed lots and streets

4.0 Decision guidelines

Before deciding on a permit application, the responsible authority must consider the objectives and recommendations of:

- *Riddells Creek Neighbourhood Character Study 2013*