

14/04/2022
C152mona

SCHEDULE 3 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO3**.

SHERWOOD ROAD DEVELOPMENT AREA

1.0

Design objectives

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To conserve and enhance the landscaped setting of the original layout of development in this area to reflect the Garden City movement.

To ensure that new development respects the scale and setting of the original post-war development of the area.

To ensure that new development does not dominate the streetscape when viewed from Sherwood Road Park.

2.0

Buildings and works

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A permit is not required to construct a building or construct or carry out works which are not visible from Sherwood Road or parkland.

A permit is required to construct a fence in the area between the front wall of a dwelling and the street or between the side wall of a dwelling and a park. This includes a front fence and a side boundary fence between the street boundary and the alignment of the front wall nearest the street.

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

- All proposals must be in keeping with the character of the surrounding area and the existing building where it is being retained.
- The front wall of second storeys should be set back least 6 metres back from front of the front wall below.
- Roof forms should be hip or gable form consistent with early post-war housing surrounding Sherwood Road Park.
- Where a lot adjoins a corner park, any new works are to present a secondary frontage to the park and provide passive surveillance over the park.
- Where a dwelling is built behind another one on a lot adjoining a corner park, any fencing between the rear dwelling(s) and the park should not be higher than 600mm.
- Garages should be recessive in appearance and set back greater than 600mm behind the front facade of the dwelling.
- Only one driveway crossing may be provided to each property.

Fencing

- Avoid front or side fences between the street frontage and the facade line of the dwelling to reinforce the open setting.
- Where fences are required adjoining the entries to the corner parks, these should be low brick fences, no higher than 600mm, so as to give emphasis to their presence in the area.
- If high fences are required on corner lots to give privacy to rear gardens, they must be of brick construction, set back at least 1 metre from the street alignment and no higher than 1650mm.

3.0

Subdivision

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None specified.

4.0

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Signs

None specified.

5.0

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Application requirements

None specified.

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:

- The impact that any new building and works will have on the cultural and heritage significance of the Sherwood Road area.
- Whether the proposal presents a similar scale of built form to the surrounding buildings, particularly original dwellings, when viewed from the Sherwood Road Park.
- Whether the proposal is in keeping with the open landscaped garden setting of the area.
- Whether any new building and works will alter the character of their immediate environs through substantial changes to the form of the building or landscaping when viewed from Sherwood Road or Sherwood Road Park.
- The impact of upper level additions, assessed from across the street and central reserve.

7.0 Background documents

City of Monash Heritage Study (Gerner Consulting Group Pty Ltd and Andrew Ward, February 1999)

City of Monash Conservation & Environment Strategy (City of Monash, 1997)

City of Monash Environmental History (Sally Wilde, 1996)

Design and Development Guidelines for the Sherwood Residential Area, Mount Waverley (City of Monash, March 2000)