SCHEDULE 2 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO2.

WANDONG VILLAGE

1.0 Design objectives

To retain the rural township character of Wandong Village.

To encourage a consistent pattern of detached dwellings that maintains the areas single storey scale with large setbacks and small site coverage.

To ensure fences do not dominate street frontages.

2.0 Buildings and works

A permit is not required to:

- Construct a front fence less than 1.2 metres in height and a minimum 50% transparency and permeability.
- Construct, extend or alter a dwelling or construct alter or extend an outbuilding associated with a dwelling where the following requirements are met:
  - The side and rear setbacks are a minimum of 3 metres from the site boundary.
  - The front setback is the average of adjacent dwellings or 9 metres, whichever is lesser. If there is no adjacent dwellings the minimum setback is 6 metres.

3.0 Subdivision

None specified.

4.0 Signs

None specified.

5.0 Application requirements

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 permit to subdivide land must include a planning report that demonstrates how future buildings and works will be able to reasonably comply with the 40% site coverage and permeability requirements at Schedule 1 to Clause 32.09.

- Applications for buildings and works must be accompanied by the following reports and plans to the satisfaction of the responsible authority:
  - A planning report detailing the surrounding neighbourhood character and design response.
  - For new dwellings and associated outbuildings an urban context and design response report which provides the following, as relevant:
    - A detailed description of the site context including; site shape, size, orientation, vegetation, levels and contours, location and height of existing buildings on the site and surrounding properties.
    - A design response to the characteristics of the site and area including building form and scale.
6.0
28/03/2019
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Decision guidelines

The following decisions 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 design objectives of this schedule.
- The architectural quality and design response.
- The preservation of trees, natural bushland and native vegetation.