

05/06/2014
C136**SCHEDULE 11 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO11**.

FENCES – FENTON STREET & WARRICK STREETS, STATION AVENUE IN ASCOT VALE, ORANGE GROVE & KERFERD STREETS IN NORTH ESSENDON, DEAN STREET IN MOONEE PONDS, MUNRO STREET IN ASCOT VALE AND ST LEONARDS ROAD AREA IN ASCOT VALE

1.012/09/2013
C128**Design objectives**

- To maintain the character of low and permeable front fences offering views to dwellings and front gardens.
- To ensure front and side fences forward of the building complement the design and materials of the preferred neighbourhood character, fence style and scale of the area.
- To discourage high and/or solid front and side fences located forward of a dwelling.

2.005/06/2014
C136**Buildings and works**

A permit is not required to construct a building or construct or carry out works.

A permit is required to construct a front fence or a fence on the side boundary forward of the dwelling unless the following requirements are met:

- In Fenton & Warrick Streets, Station Avenue and Orange Grove and Kerferd Street and Munro Street a fence does not exceed 1.2 metres in height and is partially visually permeable to allow views to front gardens and dwellings.
- In St Leonards Road Area, a fence does not exceed 0.8 metres in height.
- In Dean Street a fence does not exceed 0.5 metres in height.
- Applications for front or side fences forward of a dwelling that do not meet the above requirements should be discouraged.
- This does not apply to the like for like replacement of a front fence not exceeding 1.2 metres in height to the satisfaction of the responsible authority.

3.012/09/2013
C128**Exemption from notice and appeal**

An application to construct a front or side fence is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

4.012/09/2013
C128**Subdivision**

A permit is not required to subdivide land.

5.005/06/2014
C136**Decision guidelines**

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

- Whether the fence is consistent in its use of materials, design and style with the dwelling and the surrounding area;
- The neighbourhood and site description;

- Whether the fences in Fenton & Warricks Streets, Station Avenue, Orange Grove & Kerferd Street and Munro Street is constructed of materials to provide a minimum of 20% visual permeability;
- Whether the fence achieves the statement of neighbourhood character and the neighbourhood objectives for the relevant Neighbourhood Character Overlay Schedule being either:
 - Dean Street – Schedule 1 to the NCO
 - Orange Grove & Kerferd Street – Schedule 2 to the NCO
 - Station Avenue – Schedule 3 to the NCO
 - Fenton & Warrick Street – Schedule 4 to the NCO
 - Munro Street – Schedule 5 to the NCO
 - St Leonards Road Area – Schedule 6 to the NCO
- Whether other alternatives, such as vegetation and other fence types that meet the neighbourhood character objections of the area, have been considered.

6.0

Reference documents

12/09/2013
C128

Moonee Valley Neighbourhood Character Study 2012