

19/01/2006
VC37

SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO4**

HEDGELEY DENE PRECINCT - FENCES

1.0

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Design objectives

- To preserve and enhance the expansive and uninterrupted landscape character of the area by ensuring appropriate fence height and design.
- To ensure that fences present an inconspicuous profile against the landscape setting, allowing the landscape to remain the key feature of the Precinct.
- To maintain the character of low fences around front gardens.
- To ensure that fences are constructed using materials, colours and finishes that reflect the natural elements of the landscape and the rustic character of established buildings in the Precinct.
- To ensure that fences complement the design, materials and colours of the building on the lot.

Reference: Hedgeley Dene Precinct – Urban Character and Landscape Study (R.G. Harvey and J. Lee) 1998.

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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 fence that exceeds the following heights:

- 1.2 metres for a front fence.
- 1.2 metres for a side fence extending from the frontage of the lot to the dwelling facade.
- 1.8 metres for a side fence extending beyond the dwelling facade if the fence immediately abuts the Hedgeley Dene Gardens.
- 1.8 metres for a back fence immediately abutting the Hedgeley Dene Gardens.

Fences must be constructed in accordance with the following requirements:

- Front fences and side fences within the front building setback must:
 - Maintain the low fence character and preserve the open and natural character of the area.
 - Be constructed in a style that complements the dwelling.
 - Follow the existing fence material character of brick (matching the dwelling), natural stone, tea tree pickets, woven wire or timber.
 - Respect the existing colour theme for painted surfaces of earthy colours as opposed to stark or bright colours.
- Fences abutting the Hedgeley Dene Gardens other than those within the front building setback must consist of unpainted timber palings.

A permit must not be granted to construct a fence that is not in accordance with these requirements, unless the responsible authority is satisfied that the fence meets the design objectives.

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Exemption from notice and appeal

An application to construct a 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.

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Subdivision

A permit is not required to subdivide land.

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Decision guidelines

Before deciding on an application, in addition to the decision guidelines listed at Clause 43.02-5, the responsible authority must consider:

- The statement of neighbourhood character and the neighbourhood character objectives for the Hedgeley Dene Precinct - Schedule 1 to the Neighbourhood Character Overlay.
- The design response.
- The neighbourhood and site description.