SCHEDULE 18 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO18.

DEANS MARSH TOWNSHIP CHARACTER

1.0 Design objectives

To build on the historic rural character of the town, through the appropriate design and style of buildings, fences and advertising signs. The important elements comprise:

- 1-2 storey building height
- Pitched roof
- Lightweight, weatherboard cladding
- Lightweight, open front fencing

To preserve the low scale built character of the town.

To encourage an active streetscape frontage for commercial development.

To provide for a minimum lot size that allows for the effective disposal of wastewater on-site.

2.0 Buildings and works

Permit requirements

Permit requirements shall only apply to the precinct identified in Map 1 to schedule 18 to the Design and Development Overlay.

A permit is required to construct a fence that is more than 1 metre in height.

A permit is not required to construct a building or construct or carry out works associated with a dwelling provided:

- The main roof of the building or dwelling has a pitch greater than 20 degrees;
- The dominant cladding of the building or dwelling (ie. more than 70%) is weatherboard or weatherboard in appearance (horizontal or vertical overlapping slats used as cladding);
- The building or dwelling is not more than two storeys in height; and
- Any outbuilding associated with a dwelling is set back behind the dwelling.

Requirements

Buildings should not exceed two storeys.

Buildings should enhance the historic character of the township as generally illustrated in Diagram 1 to this schedule.

A garage associated with a dwelling should be setback at least 1 metre behind the front building line and be built in a similar style to the dwelling.

New commercial development should provide for integrated on and off street parking.

Off-street commercial car parking should be sited to the rear of commercial development so that it does not dominate the streetscape (Refer to Diagram 2 & 3 to this schedule).

Commercial development should be built to the street boundary and should have verandas over the footpath. (Refer to Diagram 2 & 3 to this schedule).
3.0 Subdivision

Requirement

Each lot created in a subdivision should be at least 0.4 ha. Applications for smaller lots should be supported by a comprehensive Land Capability Assessment.

Lots created by subdivision that include a battle-axe driveway must not include the area of the driveway in the lot area calculation.

4.0 Advertising signs

Advertisements as at Clause 52.05-9 – Category 3 - High Amenity areas.

5.0 Decision guidelines

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

- Whether a fence greater than 1 metre in height respects the visual character of the streetscape through lightweight construction and permeability.
- Whether an outbuilding associated with a dwelling is setback behind the predominant building line within the street to reduce its visual impact.
- Whether a garage does not dominate the building frontage and is set behind the house.
- Whether an advertising sign would be overly dominant in the streetscape, having regard to its size, location, colour or illumination.
- Whether the size, shape and soil characteristics of a lot provides for the effective and sustainable disposal of wastewater on-site.

Diagram 1 to Schedule 18 to the Design and Development Overlay

Preferred Building Elements

- Rural Heritage style buildings
- Height not more than 2 storeys
- Pitched roof (>20%)
- Prominent verandah
- Low fencing or lightweight & permeable
- Garage set behind the house
- Gardens containing native & exotic vegetation
Diagram 2 to Schedule 18 to the Design and Development Overlay

Preferred Design Guidelines

- Verandahs extend over the path where possible
- Signage is located below the roofline and is not illuminated
- Carpark is to the rear
- Utilise north facing aspect
- Footpath extends along Birregurra road
- Parking to the rear and on the street
- Shops have active frontages and are located on the front boundary

Diagram 3 to Schedule 18 to the Design and Development Overlay

Preferred Site Analysis

- Carparking should be located to the rear of the site
- Buildings need to be sufficiently setback to avoid overshadowing of outdoor seating area of existing use
- Opportunity for on street carparking
- Verandahs should extend over the footpath
- Footpath should continue along Birregurra Road frontage
- Access point at rear of block to access carparking area
- Potential development area for shops or other businesses. Buildings should be built to the front boundary and should contain windows to create an interactive frontage
Map 1 to Schedule 18 to the Design and Development Overlay