

30/05/2014
C88**SCHEDULE 18 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO18**.

DEANS MARSH TOWNSHIP CHARACTER**1.0**30/05/2014
C88**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.

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C88**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

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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

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

5.0 Decision guidelines

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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

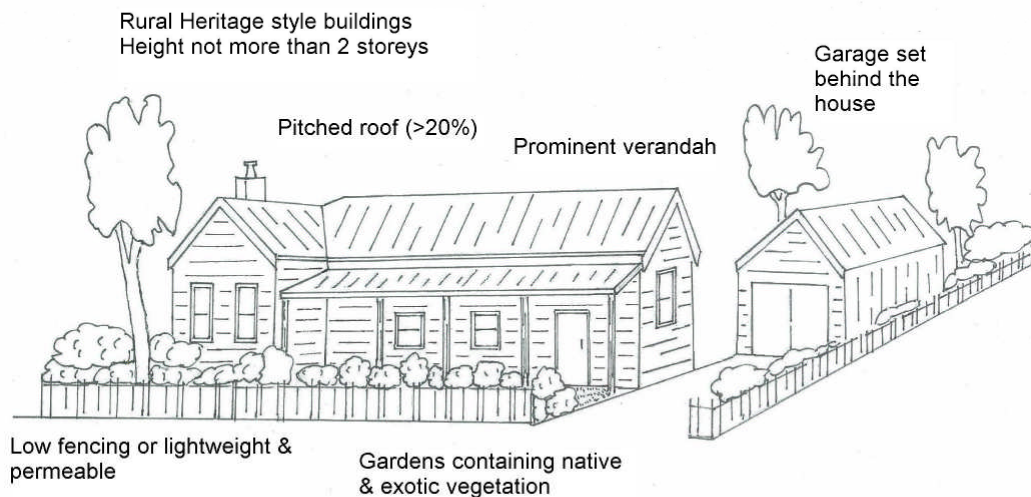


Diagram 2 to Schedule 18 to the Design and Development Overlay

Preferred Design Guidelines

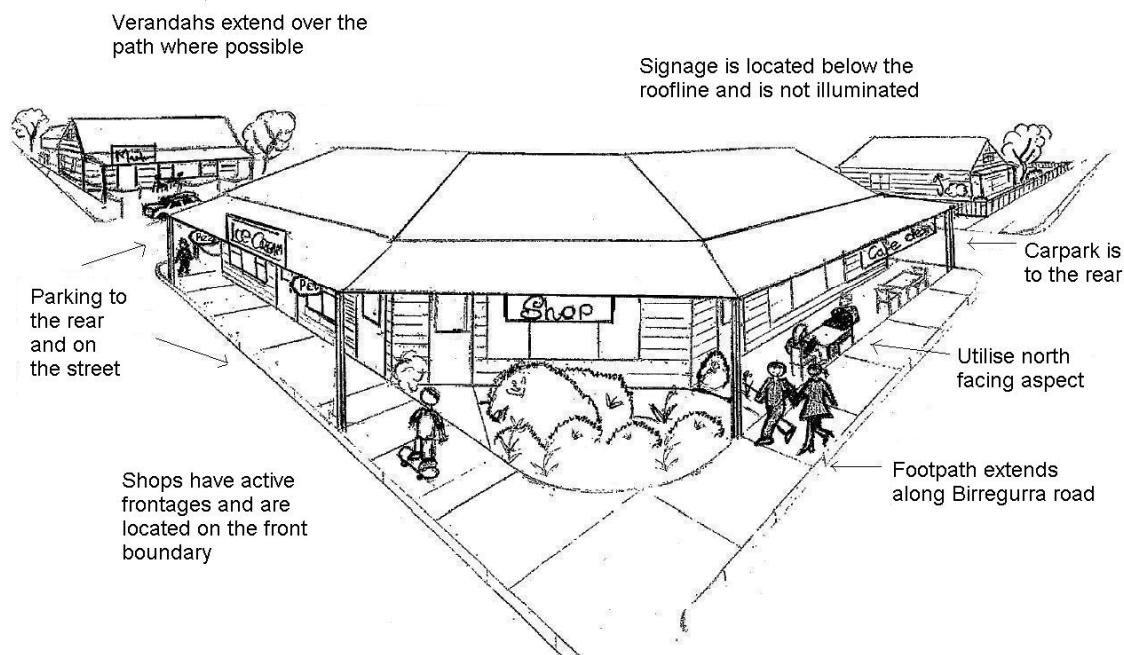
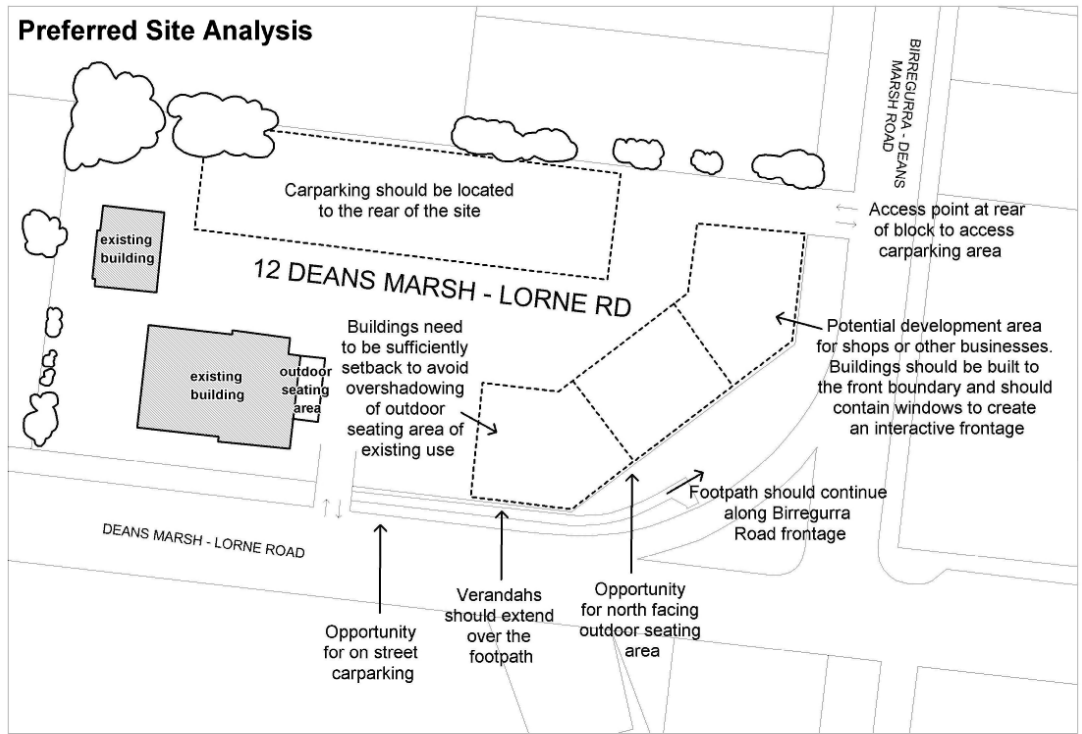


Diagram 3 to Schedule 18 to the Design and Development Overlay



Map 1 to Schedule 18 to the Design and Development Overlay

