SCHEDULE 10 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

04/10/2018

Shown on the planning scheme map as DDO10.

Toolamba PRECINCT STRUCTURE PLAN area

1.0 Design objectives

XX/XX/XXXX

* To ensure subdivision patterns, built form and fencing respects and contributes to the local rural village character of the exisitingToolamba township.
* To ensure buildings are sited to provide space and separation for landscaping that will enhance amenity, reduce the visual mass of buildings and reinforce the existing rural village character of the precinct.
* .To support a sense of streetscape openness and safety through appropriate fencing treatments and garage design and siting.
* To support active and visually interesting interfaces with all streets through appropriate design, siting and orientation of dwellings and garages.
* To protect the environment from adverse impacts resulting from loss of vegetation.

1. Buildings and works

XX/XX/XXXX

A planning permit is not required to construct a building or carry out works where all the following conditions are met:

* The front setback of the building is between 5 and 10m from the street;
* The setback of the building from any side boundary is 2.5m or more;
* The setback of the front wall of any garage is 1m behind the façade of the main building;
* Any garage occupies 50% or less of the facade of the building; and
* The building, if it is a dwelling, is connected to a reticulated waste water system.

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

* Buildings should be setback an appropriate distance from the front boundary so as to:
  + provide space for landscaping, including canopy trees, and
  + to provide a sense of spatial enclosure of the street.
* Garages should be designed and sited so as not to dominate the street frontage.
* Buildings should be setback from a side boundary to provide sufficient space for landscaping and pedestrian access.
* Buildings should be designed and sited to protect remnant native vegetation.

A permit is required to construct a fence unless:

* + The fence is a side fence forward of the building line and it is 1.2m or less in height.
  + The fence is behind the building line, and is not constructed of colourbond or similar material.

The following requirements apply to an application to construct a fence:

* Front boundary fencing should be avoided. If front fencing is proposed, it should be low, provide for passive surveillance of the street and be in keeping with the character of the neighbourhood.
* Side fencing forward of the front setback of the building should be low and allow for passive surveillance and a sense of openness.
* Use of colourbond, or similar material for fencing, including front and side fencing, should be avoided.



**Exemption from notice and review**

An application for construction of a building or to construct or carry out works 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.

3.0 Subdivision

xx/xx/xxxx

A permit to subdivide land must meet the following requirements:

* A lot must be no smaller than 800sqm.







4.0 Signs

04/10/2018

None specified

5.0 Application requirements

30/07/2018

None specified

6.0 Decision guidelines

xx/xx/2018

The following decision 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:

Whether the proposal is generally in accordance with the *Toolamba Precinct Structure Plan, 2020.*

* Whether the design and siting of new buildings and fencing will enhance the sense of spaciousness and rural character of the township.
* Whether the design and siting of new buildings provides for the retention or enhancement of vegetation.
* Whether the design, siting and orientation of dwellings maximises all street frontages.