

06/09/2007
C62**SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO2****PATTERSON LAKES RESIDENTIAL WATERWAYS AREA****1.0**06/09/2007
C62**Design objectives**

- To protect the amenity, character and appeal of the waterway environment.
- To ensure that development is compatible with the scale and character of existing buildings and the waterway environment.
- To ensure the open appearance of the three metre waterfront boundary easement for right of carriageway, visual amenity and maintenance purposes.

2.006/09/2007
C62**Buildings and works**

The construction of a building and the construction or carrying out of works within 6 metres of the waterfront boundary is prohibited other than as specified in this schedule. The buildings and works set out below may be constructed or carried out without a permit provided the requirements are met. If any requirement is not met, the building or works is prohibited. A permit cannot be granted to vary any of the requirements of this schedule.

For the purpose of this schedule,

- Waterfront boundary means the title boundary of the land adjacent to or nearest the waterway;
- Buildings and works in addition to the defined meanings includes an outbuilding, a swimming pool, fence, wall, advertising sign, clothesline, clothes hoist, satellite dish, rainwater tank, garden structures, landscaping and garden earthworks and changes to the existing condition or topography of land.

2.106/09/2007
C62**Structures and Landscaping**

- Where setback more than 3 metres from the waterfront boundary, structures (including retaining walls, landscaping and garden earthworks) provided the structure is no higher than the dwelling's finished ground floor level, or no part of the structure is more than 750mm above natural ground level, whichever is the lesser.

2.206/09/2007
C62**Decks and Landings**

- Where setback more than 3 metres from the waterfront boundary a deck or landing provided the deck or landing has no part higher than the dwelling's finished ground floor level, or no part of the deck or landing is more than 750mm above natural ground level at any point, whichever is the lesser. Hand rails or balustrades may be constructed on the structure to the additional height of 1000mm provided the balustrading is of an open appearance allowing for unrestricted vision.

2.306/09/2007
C62**Paving**

- Paving treatments and steps, provided the paved area does not exceed 2 metres in width when measured parallel to the waterfront boundary, and where within 3 metres of the

waterfront boundary, no part of the paving is above natural ground level. Steps are not permitted within 3 metres of the waterfront boundary.

2.4

Fences

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- An open fence not higher than 1,000mm above natural ground level, that allows unrestricted vision, and is setback not less than 3 metres from the waterfront boundary.
- Solid fences that have no part more than 750mm above natural ground level and which are setback not less than 3 metres from the waterfront boundary.

2.5

Swimming Pools

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- A swimming pool with no part more than 750mm above natural ground level, provided the swimming pool and all associated works and fencing is setback not less than 3 metres from the waterfront boundary and otherwise complies with other requirements of this schedule.
- A 1200mm high swimming pool fence that allows unrestricted vision may be constructed if it is setback not less than 3 metres from the waterfront boundary. A latching mechanism which exceeds 1200mm is permitted.

Notes:

Please note that in some instances covenants may also apply to properties covered by this schedule.

Although no planning permit is required for swimming pools and associated fences a building permit is required.

Please confirm with Council as to whether a Building Permit is required for any proposed works.