

07/03/2013
C70

SCHEDULE 11 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO11**.

EDGEWATER ESTATE – FRONT FENCES

1.0

26/07/2012
C72

Design objectives

To maintain and preserve the low scale and permeable character of front fencing in the Edgewater Estate, Maribyrnong.

To ensure that front fencing provides a defined edge between the private and public realm.

To ensure fencing complements the design of housing.

To ensure the construction of low, permeable fences that allow views to gardens and dwellings as set out in the Preferred Neighbourhood Character Statement for 'Urban Contemporary' in the Local Planning Policy Framework.

2.0

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Buildings and works

A permit is not required to construct a building or construct or carry our works.

A permit is required to construct a front fence or side fence within the front setback of the dwelling.

Front fences must:

- Not exceed 1.0 metre in height above the adjoining nature strip or footpath.
- Be at least partially visually permeable to allow views to front gardens and dwellings.
- Be constructed of rendered or bagged masonry or face brickwork and infilled with vertical metal tubing or wooden elements.

Side fences forward of the dwelling should not exceed 1.0 metre in height.

3.0

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Subdivision

A permit is not required to subdivide land.

4.0

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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.

5.0

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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 should consider:

- The Preferred Neighbourhood Character Statement for 'Urban Contemporary' in the Local Planning Policy Framework – Clause 22.05.
- The consistency of fencing and streetscapes in the Edgewater Estate.