

24/11/2011
C73

SCHEDULE 19 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO19**.

FENCES IN THE BEACON COVE LOW RISE RESIDENTIAL PRECINCT

1.0

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Design objectives

To preserve and enhance the expansive and uninterrupted landscape character of the area by minimising the development of front fencing.

To ensure front fences, where permitted, are in keeping with the existing streetscape character.

To encourage passive surveillance of streets and parks.

To provide a safe, efficient and attractive local streetscape.

2.0

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Buildings and works

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

A permit is required to construct any fence fronting a street (including fencing adjoining all streets on corner lots) or forward of the building line.

Front fences should not be erected unless the streetscape already contains front fences as a predominant feature (i.e. more than 50% of the dwellings in that street have front fencing).

Where front fences are permitted, they should match those already in the street.

Timber fences shall:

- be constructed of horizontal mirbau slats, 12mm in width x 75mm high at 85mm centres;
- have concealed fixings to timber fence frames;
- have splayed timber cappings;
- be finished in natural timber finish throughout;
- be 1800 mm above adjoining house floor levels.

Brick fences shall:

- be a 230mm face brick wall with 110mm thick rendered capping having an overall height 600mm above ground level;
- incorporate rendered 60mm x 60mm brick piers with 110mm rendered capping having an overall height of 1000mm above ground level and located at nominal 3.6 metre centres;
- have feature corner piers to a height of 1200mm above ground level;
- have entrance letter boxes and street numbers incorporated into the masonry pier when adjacent to house entries;
- Be left as face brick where appropriate and finished in cement render or acrylic render or similar in remaining areas.

All measurements are approximations and variations of 5% to those measurements are within the specifications.

3.0

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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 must consider:

- Whether a front fence should be permitted to be built based on the existing conditions in the relevant street.
- In the case that a front fence is permitted, the established style of fencing in that streetscape.
- The statement of neighbourhood character for each precinct and guidelines for fencing contained in Beacon Cove Neighbourhood Character Guidelines 2010 (SJB Urban, 2010).

Reference

Beacon Cove Neighbourhood Character Guidelines 2010 (SJB Urban, 2010)