

02/06/2016
C33**SCHEDULE 11 TO THE DESIGN AND DEVELOPMENT OVERLAY**

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

Tarrington's Gateways**1.0**02/06/2016
C33**Design objectives**

To articulate the clear transition between rural surrounds and the Tarrington Township.

To encourage landscaping that contributes to the sense of enclosure and arrival to Tarrington.

To enhance the urban gateways of Tarrington through design responses and landscaping.

2.002/06/2016
C33**Buildings and works****Permit Requirements**

A permit is not required for any buildings and works undertaken by or on behalf of the public land manager.

Requirements

Applications for buildings and works should meet the following requirements:

Height and scale

- Low building heights should be retained across the township to avoid competing with established visual landmarks or blocking views to them. Single storey buildings are strongly preferred.

Building setbacks and form

- Buildings should be setback from the Hamilton Highway and in most cases match the setbacks of neighbouring buildings.
- New buildings and structures should not be designed to have a faux 'heritage' appearance.
- Landscaping should contribute to the sense of enclosure and enhance existing vegetation.

Building façade and frontage treatments**3.0**02/06/2016
C33**Decision guidelines**

Before deciding on an application the responsible authority must consider:

- Whether buildings and works establish an active street frontage.
- Whether buildings and works are consistent with the objectives of this schedule.
- Whether the design of the development considers key views, sight lines or established character settings
- Whether the design considers energy efficiency and sustainable design principles.

4.002/06/2016
C33**Reference documents**

Tarrington Structure Plan – Urban Design Guidelines, 2014.