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C16

SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO1**

MARYBOROUGH GOLF COURSE – RESIDENTIAL DEVELOPMENT

1.0

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Design objectives

To encourage development which uses contemporary architectural design responses that produce a character and identity which blend with the Maryborough Golf Course backdrop.

To ensure that the height and visual bulk of dwellings and ancillary buildings are acceptable in the neighbourhood setting in relation to scale, style, materials, colour and siting.

To encourage buildings that have entries orientated to the street and front fences that are transparent in order to retain the visual connection between the street, private land and the Maryborough Golf Course.

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Buildings and works

Permit requirements

A permit is required for a fence.

No permit is required for:

- Fencing which complies with the development requirements for fencing in this Schedule

Exemption from notice and review

An application to construct one dwelling and ancillary buildings on a lot which, in the opinion of the Responsible Authority, complies with the Development Requirements 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.

Development requirements

The following development guidelines are to apply to all development:

Building design and styles:

- All dwellings are to be individually and professionally designed in accordance with these design guidelines to suit the lot shape, size and location.
- Articulation devices including voids, projections, verandahs, decks, pergolas, windows, changes in external building materials and open balustrade treatments are to be used as appropriate to break up large facades. However, the use of details should be appropriate to the style and scale of building.
- Sheer walls on the same plane should be minimised.
- Upper level floors should be less dominant and avoid ‘boxy’ two storey dwellings
- Dwellings are not to exceed 9.0 metres in height above natural ground level.
- Where possible, building openings and private open space areas should be orientated to maximise winter solar penetration - generally to the north and east. Solar shade elements should also be incorporated into the residential built form as should appropriately sized window openings on west facing facades.

Roofing colours and materials:

- Roofs and other painted surfaces of all buildings are to be of subdued colours.
- Roofs of all buildings are to be of a non-reflective nature.

Building siting:

- Dwellings must be sited to front the street, but may integrate and overlook the rear of the lot (golf course).
- All buildings and structures (except a fence) are to be located outside any of the building exclusion areas listed in this schedule:
- Building exclusion areas include land within:
 - 5m of the front (street) title boundary
 - 7m of the rear (golf course) title boundary
 - 3m of at least one side title boundary

Garages, carports and outbuildings:

- Garages and carports are not to dominate the streetscape in terms of their location relative to the location of the dwelling façade, their height and their frontage width.
- Garages and carports that are aligned with the front façade of a dwelling must not exceed either 30% of the width of the house (when viewed from the street) or 6 metres (whichever the lesser)
- Where garage walls are visible from the street, the walls may include windows and should have appropriate articulation elements such as eaves, verandahs or pergolas. Visible garage doors are to consist of tilt panels, folding doors or similar
- Freestanding garages or outbuildings are to be designed to use complementary design, materials, finishes and colours as the dwelling on the lot. Outbuildings are not to be constructed of zincalume or galvanised steel.
- There should be no more than one vehicular access, driveway or crossover for each dwelling.

Fencing:

- Any front fence or fence parallel to the front boundary is not to exceed 1.2 metres in height and is to be constructed of timber; or timber with wire mesh; brick with brick peers; or coloured tubular metal. The minimum transparency of any such fence should be 75%.
- Side boundary fencing is not to exceed 1.2 metres in height between the street boundary and the front of the dwelling. Other side boundary fencing is not to exceed a height of 1.8 metres. The fencing is to consist of timber or ‘Colorbond’ steel or similar product (not zincalume or galvanised iron) of muted tonings.
- Rear boundary fencing adjacent and parallel to the golf course is not to exceed 1.2 metres in height and is to be constructed of timber; or timber with wire mesh; brick with brick peers; or coloured tubular metal. The minimum transparency of any such fence should be 75%.

Landscaping:

- The landscaping must be integrated with the dwelling on the lot being an appropriate link between the public realm and key living zones of the dwelling.
- Landscape design which incorporates water wise design principles are encouraged.
- Proposed species must be frost tolerant, require minimal on-going watering and preferably indigenous to the locality (except where the need for deciduous species are required for energy efficiency and solar penetration during winter).
- The use of water tanks (appropriately screened or not visible from the street) is encouraged on the site.

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Information to accompany applications for permit

Where appropriate, an application must be accompanied by:

- A detailed analysis of the site and surrounding area including topography, all existing features, title boundaries, services, built and landscape features.
- A detailed landscape concept prepared by a suitably qualified person.
- A written and graphic description of how the proposal will meet the design objectives and development requirements.
- Appropriately scaled elevations, particularly highlighting views into and out of the site. This should include proposed landscaping in order to show future views and sightlines through to the golf course.

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Decision guidelines

Before deciding on the application, the responsible authority must consider whether the proposed buildings and works respond to the design objectives in this schedule with respect to:

- Building design and styles
- External colours and materials
- Building siting
- Garages, carports and outbuildings
- Fencing
- Landscaping