

31/01/2013  
C87

## SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO2**.

### FENCES – THE HIGHWAY, BENTLEIGH & KAMBEA GROVE, CAULFIELD NORTH

#### 1.0

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#### Design objectives

- To maintain the character of low front fences that allows unimpeded views to front gardens and dwellings.
- To ensure that front and side fences within the building frontage complement the design and materials of the preferred neighbourhood character, prevailing style and scale in the overlay area and the building on the lot.

#### 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 a front fence or side fence within the front setback of the dwelling unless it meets the following requirements:

- It is a front fence within 3 metres of the front boundary that does not exceed a height of 0.5 metres, or a height of 0.8 metres for a pillar.
- It is constructed of brick or render in a style that complements the dwelling and the predominant fencing style in the street.
- It is a side fence forward of the dwelling not exceeding 1.2 metres in height.

Applications for front or side fences that do not meet the above requirements are discouraged.

#### 3.0

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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.

#### 4.0

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#### Subdivision

A permit is not required to subdivide land.

#### 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 must consider:

- Whether the proposed fence achieves the statement of neighbourhood character and the neighbourhood character objectives for the relevant schedule to the Neighbourhood Character Overlay.
- The design response.
- The neighbourhood and site description.
- Whether the front or side fence is of an appropriate height and/or material.
- Whether other alternatives, such as vegetation and other fence types that meet the neighbourhood character objectives of the area, have been considered to achieve the applicant's aims.