

07/12/2020  
C396ggee

## **SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO8**.

### **LOTS 1-5 WANDANA DRIVE, WANDANA HEIGHTS**

#### **1.0**

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#### **Design objectives**

To minimise the impact of buildings and works constructed on Lots 1-5 Wandana Drive, Wandana Heights upon the views obtainable from Drewan Park and Ceres Lookout.

#### **2.0**

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#### **Buildings and works**

A permit is required to construct a fence greater than 2 metres in height within 30 metres of the front title boundary.

A permit is not required to construct a building or construct or carry out works for any purpose other than a dwelling.

#### **Building setbacks**

A dwelling should be set back at least 12 metres from the front title boundary.

#### **Building height**

A dwelling or any part of a dwelling should not exceed a height above natural ground level equivalent to:

- 6.5 metres within Lot 1; or
- 6.0 metres within Lots 2, 3, 4 or 5

as measured at the highest point of the land located 15 metres from the front title boundary.

Refer to Diagram 1 to Schedule 8 to the Design and Development Overlay.

#### **Landscaping**

Any application for a dwelling to be constructed within 30 metres of the front title boundary must be accompanied by a landscaping plan showing appropriate planting to:

- Soften the impact of all buildings and works as viewed from Drewan Park and Ceres Lookout.
- Ensure that the future growth of plants (including trees) will not significantly contribute to the loss of views from Drewan Park and Ceres Lookout.

#### **Building materials**

A dwelling constructed within 30 metres of the front title boundary should:

- Be constructed of materials in colours which blend into the rural/urban surrounding environment.
- Not be constructed of zincalume.
- Have non-reflective roofing of a muted toning.

#### **3.0**

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#### **Subdivision**

None specified.

#### **4.0**

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#### **Signs**

None specified.

**5.0**

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**Application requirements**

None specified.

**6.0**

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**Decision guidelines**

None specified.

Diagram 1 to Schedule 8 to Clause 43.02

