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 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 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 zinetalum.
- Have non-reflective roofing of a muted toning.
DIAGRAM 1 FOR SCHEDULE 8 TO THE DESIGN AND DEVELOPMENT OVERLAY

- WANDANA DRIVE
- Front title boundary
- 15 metres from the front title boundary
- X equals highest point of the land
- 15 metres from the front title boundary
- Front title boundary
- Dwelling height must not exceed this line
- Height above natural ground level listed
- 12 metre minimum setback
- 15 metres from the front title boundary