

07/12/2020
C396ggee

SCHEDULE 13 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO13**.

WANDANA STRUCTURE PLAN AREA

1.0

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Design objectives

To provide for the conservation and maintenance of the Barwon River and environs by ensuring that any development does not have an adverse impact on the local environment.

To ensure that development does not adversely impact on the amenity of existing or proposed public open space.

To provide for well designed development of the land.

2.0

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Buildings and works

A permit is not required to construct a building or construct or carry out works except if any of the following apply:

- The land is within 10 metres of an area designated as public open space on a Development Plan approved by the responsible authority.

A permit is required to construct a fence located within 10 metres of an area designated as public open space on a Development Plan approved by the responsible authority, other than a rural-style fence that is no greater than 1.2 metres in height.

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

Before deciding on an application the responsible authority should have regard to the following:

- The Wandana Structure Plan 1998 and Wandana Development Plan.
- The impact of the buildings or works on the amenity of the Barwon River and environs or any area of existing or proposed public open space.