

15/07/2019  
C375ggee

## SCHEDULE 41 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO41**.

### BARWON HEADS INCREMENTAL CHANGE RESIDENTIAL AREA

#### 1.0

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#### Design objectives

To protect the unique coastal design character of Barwon Heads.

To encourage new development to retain spacious and vegetated garden settings with minimal or low, transparent front fencing.

To ensure garages, carports, driveways and vehicle crossovers do not visually dominate buildings or streetscapes, by setting them back from the façade and integrating them with the building.

To encourage buildings to be constructed with lightweight, natural and timber materials.

To retain existing indigenous vegetation and encourage new indigenous plantings that compliment the existing environment.

#### 2.0

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#### Buildings and works

A permit is not required to construct one dwelling on a lot that meets the design requirements of Table 1.

A permit is not required to extend one dwelling on a lot that meets the design requirement for site coverage in Table 1.

A permit is required to construct a fence, unless the fence meets the design requirement for fencing in Table 1.

**Table 1: Design Requirements**

|                 | Design Requirement   |
|-----------------|--|
| Site Coverage   | The site area covered by buildings must not exceed 40%.  |
| Street setbacks | Walls of buildings must be set back at least 4m from the front street for lots adjacent to a Road Zone, Category 1, or 6m for all other streets.   |
| Side setbacks   | Buildings must be set back at least 2m from one side boundary.   |
| Canopy trees    | Development must provide at least two (existing and/or new) indigenous canopy trees per site (parent lot), with at least one canopy tree in the front setback.   |
| Landscaping     | Development must provide additional planting, including at least two local indigenous species.   |
| Permeability    | The site area covered by pervious surfaces must be at least 30%.   |
| Garages         | The width of a garage door(s) must not exceed 5.6m, or 35% of the lot frontage if the frontage is greater than 16m.<br><br>Garages must be set back at least 1 m behind the front wall of a building                 |
| Fencing         | Fencing within the front setback must not exceed 1.5m in height for lots adjacent to a Road Zone, Category 1, or 1m for all other streets.<br><br>Fencing within the front setback must be at least 50% transparent. |

**Exemption from notice and review**

An application for construction of one dwelling on a lot or the construction of buildings and carrying out of works associated with one dwelling on a lot 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.

**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**

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscaping plan that shows any trees within the front setback that are proposed to be retained.

**6.0**

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**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether adequate space is available between buildings to avoid boundary to boundary development and allow the retention and planting of indigenous vegetation and landscaping.
- Whether proposed landscaping, vegetation planting and boundary treatments create a strong integration between the public and private realms and soften the appearance of the building.
- Whether timber or natural materials and a simple palette are used as the dominant material of the façade of the building to complement the local coastal environment.
- Whether driveways, garages or parking areas are designed to be visually unobtrusive.