

15/07/2019  
C375ggee

## SCHEDULE 42 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO42**.

### BARWON HEADS INCREASED HOUSING DIVERSITY AREA

#### 1.0

15/07/2019  
C375ggee

#### Design objectives

To encourage new development within a spacious and vegetated garden setting that integrates with the vegetation of the public realm.

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

15/07/2019  
C375ggee

#### Buildings and works

A permit is not required to construct one dwelling on a lot that meets the design requirements in 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 60%.
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 one (existing and/or new) indigenous canopy tree per site (parent lot), with at least one canopy tree provided in the front yard.
Permeability	The site area covered by pervious surfaces must be at least 20%.
Garages	The width of a garage door(s) must not exceed more than 5.6m, or 35% of the lot frontage if the frontage is greater than 16m.
	Garages must be set back at least 1m 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
	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

15/07/2019  
C375ggee

#### Subdivision

None specified.

#### 4.0

15/07/2019  
C375ggee

#### Signs

None specified.

**5.0**

15/07/2019  
C375ggee

**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 trees within the front setback that are proposed to be retained.

**6.0**

15/07/2019  
C375ggee

**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 within a front garden to allow for the retention and planting of indigenous vegetation and landscaping.
- 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.