

27/05/2019
C141mith**SCHEDULE 2 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO2**.

WANDONG VILLAGE**1.0**27/05/2019
C141mith**Design objectives**

To retain the rural township character of Wandong Village.

To encourage a consistent pattern of detached dwellings that maintains the areas single storey scale with large setbacks and small site coverage.

To ensure fences do not dominate street frontages.

2.027/05/2019
C141mith**Buildings and works**

A permit is not required to:

- Construct a front fence less than 1.2 metres in height and a minimum 50% transparency and permeability.
- Construct, extend or alter a dwelling or construct alter or extend an outbuilding associated with a dwelling where the following requirements are met:
 - The side and rear setbacks are a minimum of 3 metres from the site boundary.
 - The front setback is the average of adjacent dwellings or 9 metres, whichever is lesser. If there is no adjacent dwellings the minimum setback is 6 metres.

3.028/03/2019
C123**Subdivision**

None specified.

4.027/05/2019
C141mith**Signs**

None specified.

5.027/05/2019
C141mith**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 permit to subdivide land must include a planning report that demonstrates how future buildings and works will be able to reasonably comply with the 40% site coverage and permeability requirements at Schedule 1 to Clause 32.09.
- Applications for buildings and works must be accompanied by the following reports and plans to the satisfaction of the responsible authority:
 - A planning report detailing the surrounding neighbourhood character and design response.
 - For new dwellings and associated outbuildings an urban context and design response report which provides the following, as relevant:
 - A detailed description of the site context including; site shape, size, orientation, vegetation, levels and contours, location and height of existing buildings on the site and surrounding properties.
 - A design response to the characteristics of the site and area including building form and scale.

6.0

28/03/2019
C123

Decision guidelines

The following decisions 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:

- The design objectives of this schedule.
- The architectural quality and design response.
- The preservation of trees, natural bushland and native vegetation.