

10/04/2014
C168

SCHEDULE 12 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO12**.

FENCES – BALDWIN STREET, ARMADALE

1.0

10/04/2014
C168

Design objectives

- To maintain the character of low front fences that allows unimpeded views to front gardens and dwellings.
- To ensure that front and side fences within the building frontage complement the design and materials of the preferred neighbourhood character, prevailing style and scale in the overlay area and the building on the lot.

2.0

10/04/2014
C168

Buildings and works

A permit is not required to construct a building or construct or carry out works.

A permit is required to construct a front fence or side fence unless it meets the following requirements:

- For dwellings south of the court bowl, does not exceed 1.2 meters in height within 3 metres of the front boundary and is constructed of timber pickets; or
- For dwellings in the court bowl, does not exceed 0.8 meters in height within 3 metres of the front boundary and is constructed of brick or rendered masonry; or
- Is a side fence forward of the dwelling not greater than 1.2 metres in height.

Applications for front or side fences that do not meet the above requirements are discouraged.

3.0

10/04/2014
C168

Exemption from notice and appeal

An application to construct a fences 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.

4.0

10/04/2014
C168

Subdivision

A permit is not required to subdivide land.

5.0

10/04/2014
C168

Decision guidelines

Before deciding on an application, in addition to the decision guidelines listed at Clause 43.02-5, the responsible authority must consider:

- Whether the proposed fence achieves the statement of neighbourhood character and the neighbourhood character objectives for the relevant schedule to the Neighbourhood Character Overlay.
- The design response.
- The neighbourhood and site description.
- Whether other alternatives, such as vegetation and other fence types that meet the neighbourhood character objectives of the area, have been considered to achieve the applicant's aims.