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C46

SCHEDULE 6 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO6**.

HAYES ROAD SOUTH, LAKE BOGA

1.0 Design objectives

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To ensure that subdivision and development respect the amenity of Lake Boga and its foreshore environs.

To ensure site responsive subdivision and building design, particularly at the interfaces with Lake Boga, existing residential areas, existing dwellings and the Farming Zone.

To ensure that building height, setbacks and bulk respect the Lake Boga foreshore environs, existing residential areas, existing dwellings and the interface with the Farming Zone.

To locate any public open space to maximise public access to the lake foreshore.

To provide for visual permeability from within the subdivision to Lake Boga.

To provide for uninterrupted pedestrian access to the foreshore of Lake Boga.

2.0 Buildings and works

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A permit is required to construct a fence along any boundary with the Lake Boga foreshore or along any boundary with a public space that abuts the foreshore that exceeds 1.2 metres in height and is not at least 50% transparent.

A permit is not required to:

- Construct a dwelling and associated works on a lot that does not immediately abut either the Lake Boga foreshore or public space that abuts the foreshore.
- Undertake alterations to an existing building where the height or area of the buildings is not increased.
- Undertake repairs and routine maintenance to buildings and works.
- Construct an open structure associated with passive recreation.
- Carry out landscaping works associated with a dwelling.
- Construct buildings and works associated with the provision of public open space.
- Construct buildings and works associated with the pumping and taking of water from Lake Boga in accordance with an approved licence.

Buildings and works should be constructed in accordance with the following objectives:

Building Design

- Dwellings on lots that abut either the Lake Boga foreshore or any public space that abuts the foreshore should visually address the lake as well as any road frontage where appropriate.
- The elevation facing the lake of all buildings on lots that abut either the Lake Boga foreshore or any public space that abuts the foreshore should be articulated at all levels.

Building Height

- The height of buildings on lots that abut either the Lake Boga foreshore or any public space that abuts the foreshore should not exceed 2 storeys or 7.5 metres. A third storey may be considered if the building is well articulated and the upper most level is set back sufficiently from the lower levels to minimise the appearance of visual bulk when viewed from the lake and foreshore environs.

Building Setback

- Separation must be provided between buildings immediately abutting either the Lake Boga foreshore or any public space that abuts the foreshore to reduce the visual bulk of buildings and provide visual permeability from roads within the DDO6 area to Lake Boga.
- Buildings on lots abutting either the Lake Boga foreshore or any public space that abuts the foreshore should be set back from the common boundary with the foreshore or public space a minimum of 4.0 metres at all levels. Porches, pergolas, decks and verandahs may encroach into this setback.

3.0

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Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The visual compatibility of the proposed built form with Lake Boga and its foreshore environs.
- The scale and bulk of any proposed building and its impact on the amenity of existing residential areas or existing dwellings.
- The layout of the proposed subdivision, its orientation to the lake and its design response in relation to Lot 1 PS534129S.
- Whether the proposal is consistent with the Lake Boga Township Framework Plan.
- The visual and physical relationship of the proposed subdivision and built form with Lake Boga and its foreshore environs.
- How the proposal contributes to the provision of pedestrian access to the Lake Boga foreshore.