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Proposed C427ggee

SCHEDULE 47 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO47.

GOANDRA ESTATE, OCEAN GROVE FENCING GUIDELINES

1.0

Design objectives

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To protect and enhance the open bushland character of the Goandra Estate by limiting visually dominant or solid fence typologies.

To encourage no or low front fences that are visually permeable and constructed of natural materials and colours that complement the natural landscape.

To allow for fencing that protects privacy and provides security in appropriate locations that does not detract from the open bushland character.

To ensure the protection and visibility of native vegetation from the public realm and provide for an appropriate interface with the bushland reserve.

2.0

Buildings and works

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

A permit is required to construct a fence. This does not apply to:

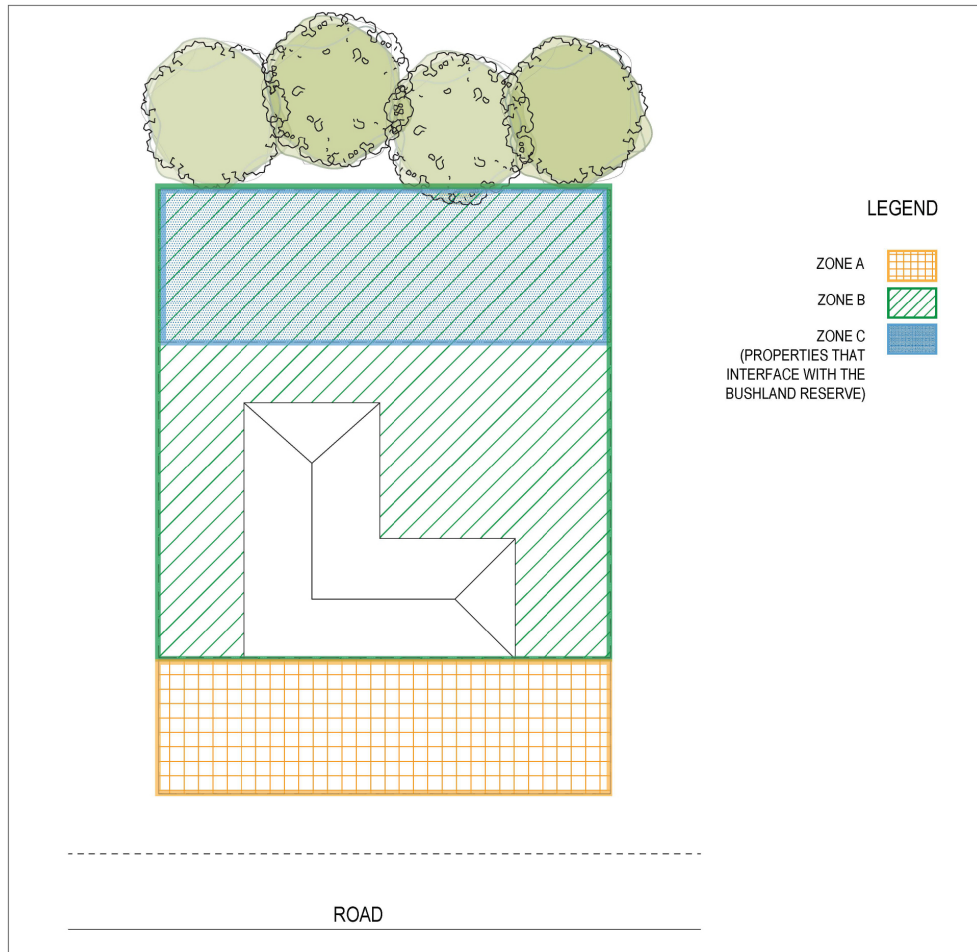
- A timber post and wire or rail fence that is no more than 1.5 metres in height.
- A pool fence or other fence required under the Victorian *Building Regulations 2018*.
- A fence located within Zone B as shown on Figure 1 and that meets the following requirements:
 - Is constructed of timber paling or brush materials.
 - Is no more than 2 metres in height.
 - Is not located within the area forward of the side wall of a dwelling along a side street.

The following buildings and works requirements apply to an application to construct a fence:

- A fence located forward of the front wall of a dwelling (Zone A in Figure 1) should:
 - Be no greater than 1.5 metres in height if a timber post and wire or rail typology and no higher than 1.2 metres if any other typology.
 - Be at least 50 per cent transparent.
 - Be constructed of lightweight natural materials such as timber and utilise muted colours.
- A fence located behind the front wall of a dwelling (Zone B in Figure 1) should:
 - Be constructed of lightweight natural materials.
- On corner sites, a fence located forward of the side wall of a dwelling facing a side street in Zone B should:
 - Be no greater than 1.5 metres in height and be at least 50 per cent transparent where primary areas of private open space are not located within this secondary frontage.
 - Be no greater than 1.8 metres in height and may be 100 per cent opaque where primary areas of private open space are located within this secondary frontage.
 - Be constructed of lightweight natural materials.
- For properties that interface with the Yellow Gum Bushland Reserve, a fence located behind the rear wall of a dwelling (Zone C in Figure 1):

- Must be of a post and wire or rail typology along the boundary that directly interfaces with the Yellow Gum Bushland Reserve. A permit cannot be granted to construct a fence that does not meet this requirement.
- Should be of a post and wire or rail typology along all other boundaries and locations within Zone C.
- Should allow for a 200mm clearance from the ground level to allow for the passage of small native wildlife.

Figure 1: Fencing Zones



Source: *Goandra Estate Fencing Review Background Report, Hansen Partnership, February 2022*

Exemption from Notice and Review

An application to construct a fence 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 Subdivision
 Proposed C427ggee None specified.

4.0 Signs
 Proposed C427ggee 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 site plan indicating the location of the proposed fence.
- Elevation plans indicating the proposed height, transparency, materials, and colours of the proposed fence.
- A written response to the relevant objectives and requirements of this schedule and the *Goandra Estate Fence Design Guidelines (2022)*.

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 the proposed fence is consistent with the *Goandra Estate Fence Design Guidelines (2022)*.
- Whether the fence materials will contribute to the bushland character of the estate and are of a lightweight natural material and muted colours.
- Whether the primary area of private open space is forward of the side wall of a dwelling on a corner site and viewable from a side street.
- Whether the primary area of private open space in Zone C is located behind the rear wall of a dwelling.
- Whether solid or less transparent fencing has been used in moderation to directly protect the privacy of primary areas of private open space or habitable room windows.
- Whether a fence less transparent than the requirement for Zone C is well set back from the bushland reserve and only used to screen primary areas of private open space.
- Whether a landscape response, such as perimeter planting, rather than a solid fence cannot achieve the same outcome in terms of protecting privacy.
- Whether a front fence greater than 1.2 metres in height will still allow for views into front gardens.
- Whether the fence will result in the removal or destruction of vegetation and will allow for the safe passage of wildlife.