

SCHEDULE 32 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO32**.

Marong - Residential Areas**1.0**
29/05/2025
C263gben**Design objectives**

To design residential development that creates active frontages to the public realm and rural areas.

To support low, visually transparent front fences adjacent to, or abutting the public realm.

To provide bushfire protection measures in conjunction with residential development.

2.0
29/05/2025
C263gben**Buildings and works**

A permit is required to construct or alter a fence if any of the following apply:

- The fence is a front fence that is less than 75 per cent transparent or open.
- The fence is a side fence which adjoins a public street or public open space and is set back less than 3 metres behind the building line which faces the primary street.
- The fence is constructed from combustible materials.

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- Buildings should front the street, public spaces, waterways and cycling and walking tracks to provide an active frontage where possible.
- No front fencing is preferred. Any front fences should not exceed 1.2 metres in height and should have a minimum permeability of 75 per cent.
- Side and rear fencing should be constructed with non-combustible materials.
- Development should protect existing mature trees where possible.
- Dwellings should provide car parking or garages 1 metre or more behind the front facade of the dwelling.
- New buildings should be set back as per *Table 1 Setback distances for bushfire* and must achieve bushfire exposure levels of no more than 12.5 kilowatts per square metre under AS3959-2018 Construction of buildings in bushfire prone areas (Standards Australia, 2018).
- Vegetation in the required separation distances must be managed as follows unless otherwise agreed to in writing by the relevant fire authority:
 - Grass must be short, cropped and maintained during the declared fire danger period.
 - All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
 - Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
 - Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
 - Shrubs must not be located under tree canopies.
 - Individual shrubs and clumps of shrubs must not exceed 5 square metres and must be separated by at least 5 metres.
 - Trees must not overhang or touch any elements of a building.
 - Canopy trees must be separated by at least 5 metres, except for a lot entirely outside of the Bushfire Management Overlay, where canopy trees must be separated by at least 2 metres.

- There must be clearance of at least 2 metres between the lowest tree branches and ground level.

Table 1 Setback distances for bushfire

Property	Northern boundary	Eastern boundary	Southern boundary	Western boundary
1469 Calder Highway, Marong	20 m	20 m	None specified	20 m
21 Cathcart Street, Marong	None specified	None specified	None specified	20 m

A permit cannot be granted to vary a requirement expressed with the term 'must'.

3.0
29/05/2025
C263gben

Subdivision

An application to subdivide land must meet the following requirements:

- The subdivision layout should be designed around native vegetation to protect established native trees in road reserves, public spaces and walkways.
- Each lot must be provided with a building envelope for a dwelling that is consistent with the setback distances in *Table 1 Setback distances for bushfire* and must ensure that the radiant heat exposure to future buildings is no more than 12.5 kilowatts per square metre in accordance with *AS3959-2018 Construction of building in bushfire prone areas* (Standards Australia, 2018).
- Vegetation in the required setback must be managed as follows unless otherwise agreed to in writing by the relevant fire authority:
 - Grass must be short, cropped and maintained during the declared fire danger period.
 - All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
 - Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
 - Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
 - Shrubs must not be located under tree canopies.
 - Individual shrubs and clumps of shrubs must not exceed 5 square metres and must be separated by at least 5 metres.
 - Trees must not overhang or touch any elements of a building.
 - Canopy trees must be separated by at least 5 metres, except for a lot entirely outside of the Bushfire Management Overlay, where canopy trees must be separated by at least 2 metres.
 - There must be clearance of at least 2 metres between the lowest tree branches and ground level.
- A perimeter road must be provided where the subdivision adjoins bushfire hazard unless otherwise agreed to in writing by the relevant fire authority.
- Multiple access points must be provided to and from the subdivision if 10 or more lots are created.
- All lots adjoining bushfire hazard must be fenced with bushfire resilient materials.

A permit cannot be granted to vary a requirement expressed with the term 'must'.

4.0
29/05/2025
C263gben

Signs

None specified.

5.0
29/05/2025
C263gben

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 design response describing how the application meets the objectives of this schedule.
- A bushfire management plan that shows how the required bushfire protection measures will be applied and implemented on the site.
- A landscaping plan that shows how existing native vegetation is to be retained and managed to reduce bushfire risk.

6.0
29/05/2025
C263gben

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 buildings are sited so there are sufficient separation distances between buildings and bushfire hazard.
- Whether the bushfire protection measures can be implemented and maintained as part of the development.
- Whether the development provides active frontages to the public realm.
- Whether the fence dominates the streetscape and is detrimental to the amenity and safety of the public realm.
- Whether car parking is visually obtrusive and dominates the proposal.
- Whether the proposed fence is constructed from bushfire resilient materials.
- Whether there is a need for a permit condition requiring entry into an agreement under section 173 of the *Planning and Environment Act 1987* to provide for the ongoing management of vegetation in accordance with the requirements of this schedule.