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## SCHEDULE 25 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO25**.

### BAXTER TOWN CENTRE

#### 1.0

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#### Design objectives

- To facilitate new retail and commercial use and development integrated with housing around the railway station.
- To deliver a community facility to meet the needs of the local community as part of any development of the commercially zoned land between Stent Street and James Street.
- To ensure that development makes a positive contribution to the character of the town centre and improves the public environment.
- To improve the connection between the town centre and the railway station and provide a more integrated and coherent town centre with improved pedestrian, cycling, vehicle and public transport access and connectivity.
- To ensure development provides minimal visual impact to the nearby green wedge land.

#### 2.0

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#### Buildings and works

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

- A building should not exceed a maximum of 11 metres (3 storeys).
- Any third storey should be setback a minimum of 3 metres from the wall below.
- Where the lot adjoins the Transport Zone 1, the first and second storey should be setback 5 metres from the lot boundary which adjoins the Transport Zone 1 land. This setback should include landscaping, such as canopy trees, that softens and improves the interface to the train station whilst improving pedestrian connectivity.
- Development should incorporate active frontages at ground floor fronting all streets (except rear access lanes) and Transport Zone 1 land.
- Buildings should be articulated to break down building mass through the use of materials and finishes.
- Maximum front fence height of 1.5 metres with 25% transparency or 1.8 metres with 50% transparency along a street or public pathway.

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

- a fence that does not face a street.
- a fence that faces a street provided its height does not exceed
  - 1.8 metres, for a street in a Transport Zone 2.
  - 1.2 metres, for all other streets.

#### 3.0

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#### Subdivision

None specified

#### 4.0

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#### Signs

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 for the land at 18 Thomas Street, Baxter, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An Ecological Assessment, prepared by a suitably qualified professional, which addresses the following:
  - The identification of the fauna habitat on the site and its surrounds, in particular relating to *Crinia signifera* (Common Eastern Froglet), *Limnodynastes tasmaniensis* (Spotted Marsh Frog) and *Litoria ewingii* (Brown Tree Frog).
  - The impact of the use and development on the identified habitat/s found on the site and its surrounds.
  - How any identified habitat/s is to be protected and/or enhanced and managed on an ongoing basis, following a targeted survey for the species.
  - Avoidance and mitigation of impacts on the ecological habitat.

**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:

- The extent to which proposed buildings respect the preferred scale and form of development.
- The design response and interactions between the private and public realms.
- The contribution of the proposal to the existing character of the Baxter township.
- The connection of the proposal to the Baxter Railway Station.
- Whether the development is visually obtrusive when viewed from nearby adjacent green wedge land.
- Whether the proposal is consistent with the *Baxter Township Structure Plan March 2019* .