

# DESKTOP REVIEW DEANS MARSH

## STRATEGIC ASSESSMENT



October 2018



© 2018 Surf Coast Shire Council  
PO Box 350, Torquay VIC 3228

Phone (03) 5261 0600  
Fax (03) 5261 4527

info@surfcoast.vic.gov.au  
[www.surfcoast.vic.gov.au](http://www.surfcoast.vic.gov.au)

# Deans Marsh Strategy Review

## 1. Introduction

This report is an informal desktop review of the strategic direction and planning controls as they relate to Deans Marsh; it includes a review of the Deans Marsh Strategy, Design & Development Overlay-Schedule 18 (DDO18) and the Restructure Overlay (RO3).

The report does not question the findings of the Deans Marsh Structure plan; however, it does broadly consider the themes evident in some submissions to the recently exhibited draft Hinterland Futures Strategy (HFS).

The HFS seeks to provide clear strategic direction for the rural areas of the Shire and includes a vision, five key objectives and thirty eight priority actions. Although the towns, including Deans Marsh, are beyond the scope of the strategy a number of HFS submissions focussed on Deans Marsh were received. The Deans Marsh Strategy review has benefitted from the feedback contained in those HFS submissions.

Of further relevance, and as recognised by the 2009 Deans Marsh Structure Plan, the town's picturesque setting within the broader hinterland contributes meaningfully to its character and the application of the preferred minimum 0.4ha lot size articulated in the DDO18 broadly considers this from a wastewater management perspective. While the previous desktop review recognises the relationship between minimum subdivision lot sizes and the effective disposal of waste on-site, development density expectations in central Deans Marsh have not been recently reviewed.

In light of the development of many of the residential sized vacant lots over time, a more timely review of the Deans Marsh Strategy is considered appropriate.

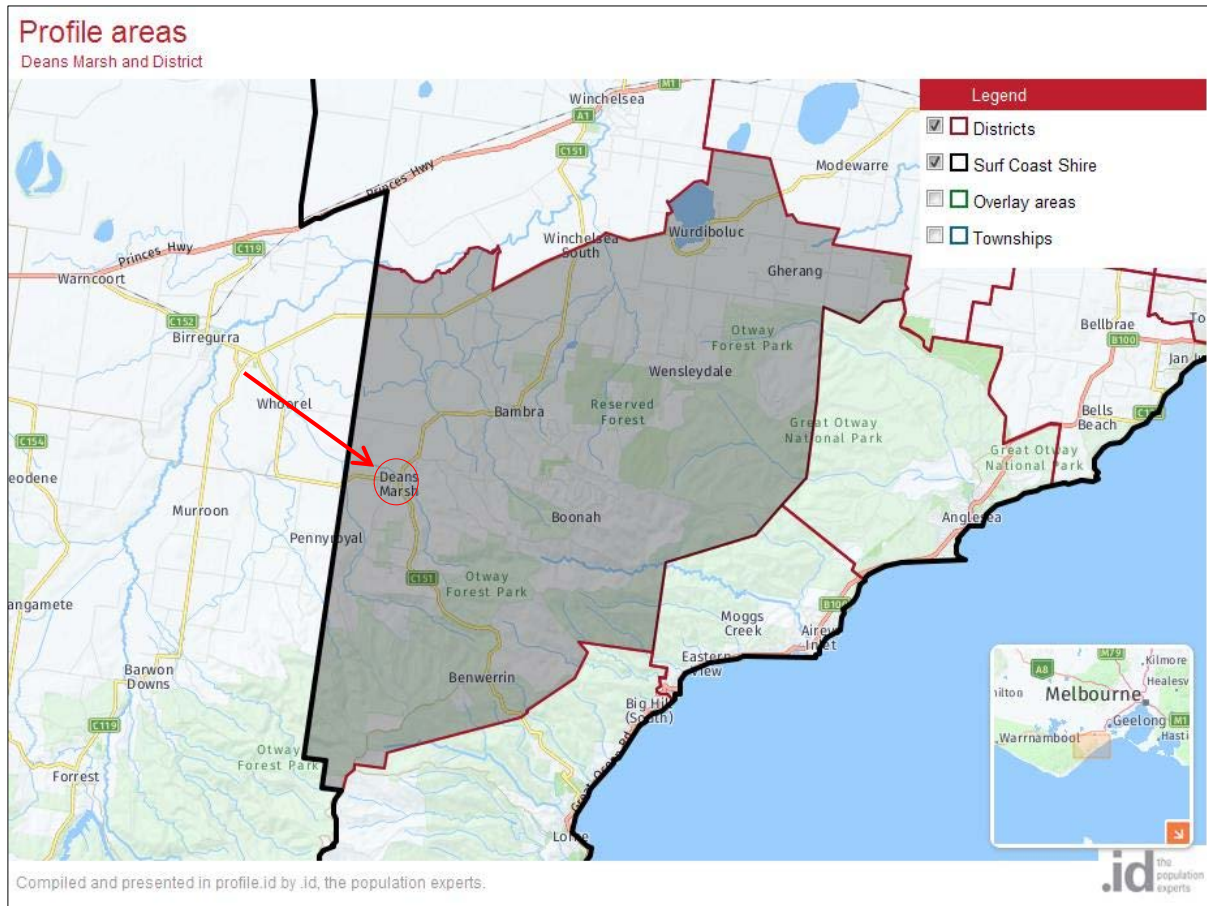
Figure 1 + Aerial image of Deans Marsh (2017)



## 2. The study area

Deans Marsh and District encompasses a broad area that includes the Deans Marsh township, Benwerrin, Boonah, Bamba, Winchelsea South, Wensleydale, Gherang and Wurdiboluc (see Figure 1 below). It also includes portions (ie. those parts within Surf Coast Shire) of Birregurra and Pennyroyal.

Figure 2 - Deans Marsh and District (<https://profile.id.com.au/surf-coast/about?WebID=120>)



Deans Marsh is a small hinterland settlement located midway (24 kilometres) between Lorne and Winchelsea in the northern foothills of the Otway Ranges and it has its own unique character. This is expressed in its architecture, in its layout and spatial characteristics, in its vegetation and in its people.

Once a thriving rural service centre, the town now provides limited services to a much smaller community and with its history strongly reflected in numerous buildings and sites within the town and in the surrounding rural hinterland.

The Winchelsea-Deans Marsh/Deans Marsh-Lorne Road which passes through the town connects the Great Ocean Road at Lorne and the Princes Highway at Winchelsea. Deans Marsh lies midway between Winchelsea and Lorne and approximately 60 kilometres from the regional centre of Geelong.

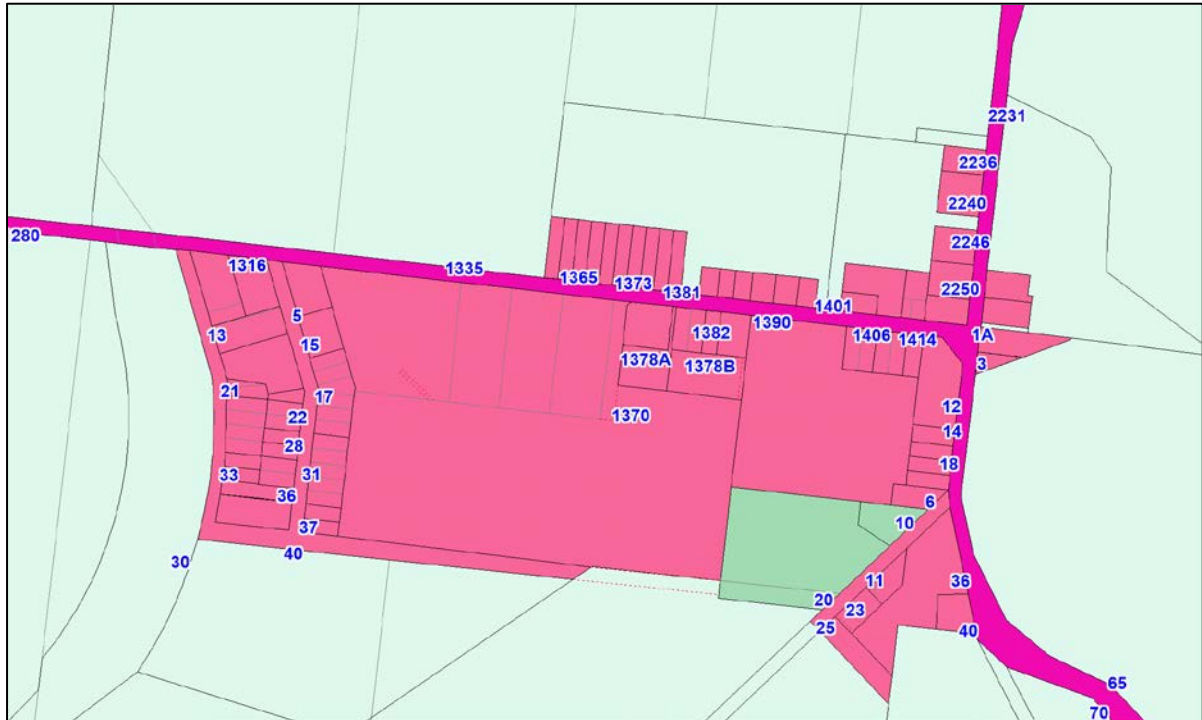
The Deans Marsh district accommodates approximately 3.5% of Surf Coast Shire's overall population and while the area has a historically focused on dairy farming, other pursuits such as agro-forestry, olives, grapes and tourist accommodation have become more common.



### 3. Existing planning context

The Deans Marsh settlement boundary shown in the Deans Marsh Framework Plan at clause 21.15 is consistent with the outer limits of the Township and Public Park and Recreation Zones shown in Figure 3 below.

Figure 3 - Deans Marsh

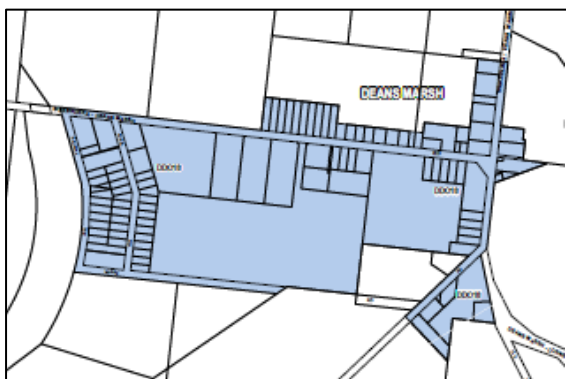


The Township Zone affords greater flexibility than the General Residential Zone, providing for residential development and a range of community, commercial, industrial and other uses while respecting the small town character.

Dwellings make up the dominant land use within the town; non-residential uses, including the general store, café, Country Fire Authority, school and recreation reserve are concentrated in the vicinity of the Winchelsea-Deans Marsh Road.

A comparatively large area of land developed by a single dwelling is located in the town's centre making connectivity between the east and the west of the town problematic in the short term. Currently, the Birregurra-Deans Marsh Road provides the only public connection between the western and eastern sides of the town.

Figure 4 – Design and Development Overlay-Schedule 18 (DDO18)



The Design and Development Overlay-Schedule 18 (DDO18) has been applied to all Township zoned land.

While the overlay seeks to manage built form, fencing, advertising signs and minimum lot areas it is only the subdivision and advertising sign requirements that apply to all of the area covered by the DDO18.

**Figure 5 – Map 1 to Schedule 18 to the Design and Development Overlay**



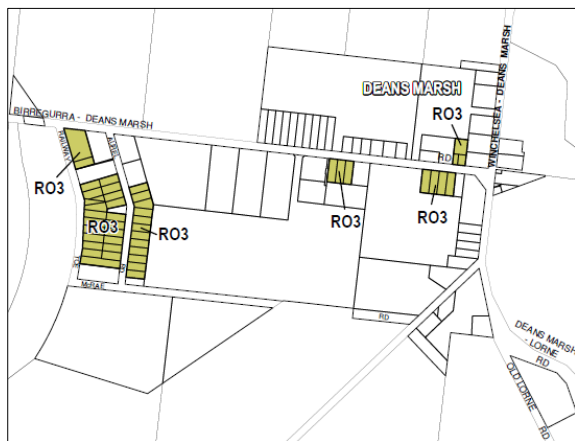
The buildings and works and fence requirements seek to build on the historic rural character of the town and apply only to the land indicated in Map 1 of the DDO18 shown at Figure 5.

The design objectives seek to limit building height, direct roof form and external cladding, ensure that outbuildings are sited behind dwellings and that front fencing is lightweight.

The overlay also seeks to achieve a minimum lot size to ensure that waste water dispersal can be effectively managed on site.

In January 2012, Amendment C67 implemented the relevant land use recommendations of the Deans Marsh Structure Plan 2008 and this included the application of the Restructure Overlay (RO3). The lots to which the overlay has been applied are shown in the map at Figure 6 below.

**Figure 6 - Restructure Overlay (Deans Marsh)**



The RO3 has been applied to land parcels where more than one lot is (or was at the time that the overlay was applied) held in common ownership.

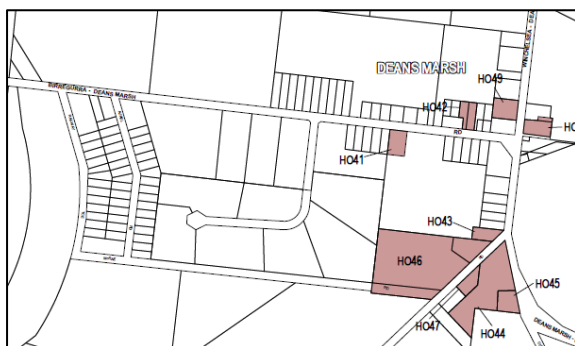
The RO3 broadly references the need to ensure that the minimum developable lot size is reflective of the capacity of a site to contain waste water within its boundaries and development must conform to the overlay requirements.

The overlay is supported by an incorporated Restructure Overlay Plan which sets out the development potential and requirements that apply to the restructured lots. In short, however, the RO3 seeks to limit the development of each restructured

lot to one dwelling.

While it is not of particular relevance to this review, there are a number of heritage sites within the town and these are recognised through the application of the Heritage Overlay as shown in Figure 6 below.

**Figure 7 - Heritage Overlay**



The heritage listed properties include Howard's Carrying Depot and Lawrence Cottage, both of which are on Birregurra-Deans Marsh Road and the former Deans Marsh Hotel which is located on Winchelsea-Deans Marsh Road. The building known as "Mrs McInnes Milk Bar and Boarding House" is located on the western side of Winchelsea-Deans Marsh Road.

Further to the south-east are the Deans Marsh Public Hall and Recreation Reserve, the former Methodist Church and Hall, St Paul's Anglican Church, the Primary School and the former Presbyterian Church.

All of the latter buildings are also heritage listed.

#### 4. Review

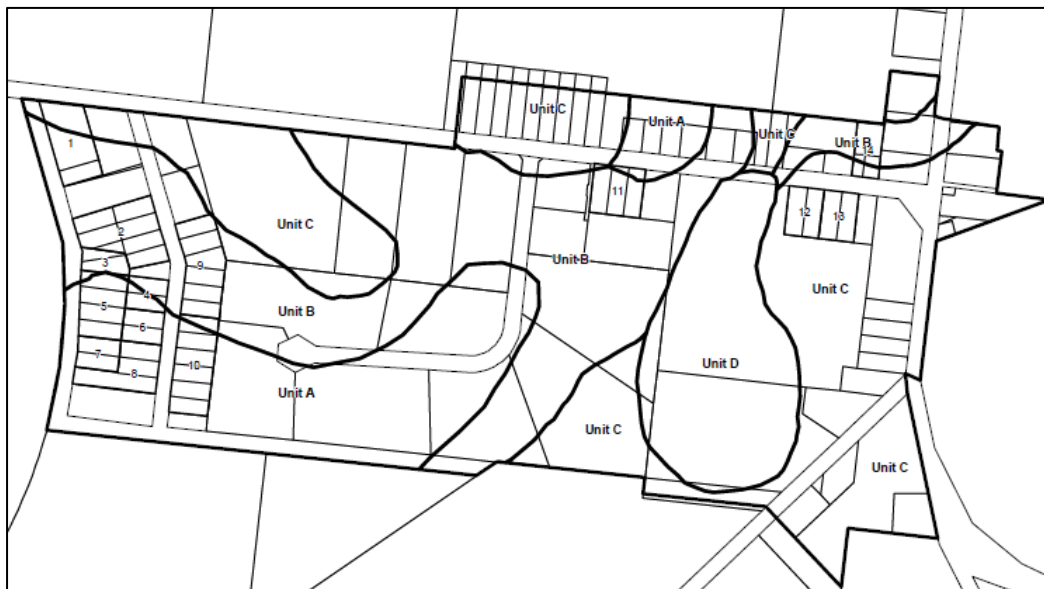
##### Waste water dispersal

In March 2012, a land capability assessment (Domestic Wastewater Management Plan (the Plan) by Geocode and van de Graaff and Associates) was undertaken for the township. The Plan examined the local soil conditions, topography and climate and the effect that these elements have on the dispersal of waste water and its uptake, including through percolation and evaporation.

In short, the Plan recognises that the soil quality (which includes a heavy clay subsoil) in Deans Marsh is naturally poor for onsite domestic wastewater dispersal. The area also experiences comparatively high rainfall, wet winters and low annual evaporation exacerbating the problem.

The Plan explains the town's potential for the treatment of wastewater by dividing it into four land units; this is shown in Figure 2 below. In short, units B and C have the most restrictions and D is undevelopable. Unit A has the most capability but is still poor for onsite domestic wastewater dispersal and a minimum land area of 2331m<sup>2</sup> for a 5BR home has been recommended. The qualities of these land units are set out in more detail below.

Figure 8 - Waste water land units



Unit A	The highest point in the Deans Marsh Township; unit A is a plateau and its flatness does not facilitate down slope drainage so waterlogging is common.
Unit B	Upper mid (largely concave) slopes immediately below the plateau; the concave slopes accumulate water and the convex slopes tend to be steep and would require careful engineering to install a dispersal field.
Unit C	Lower lying, largely concave; unit C is a drainage point where downwards water percolation is poor. Land unit C is prone to saturation.
Unit D	Described as "entirely unsuitable for onsite domestic wastewater disposal".

The minimum land area recommendation considers the local saturation and drainage conditions and is based on a calculation of the area required for the dispersal of waste water for a 5 BR home. The calculations also consider an arbitrary development envelope of 450m<sup>2</sup> and a 3m buffer to all boundaries.

The projected cumulative development impact has informed the desired development density sought through the RO3; in this instance the RO was applied based on ownership patterns (at the time the RO was applied). While the method was largely sound, it seemingly fails to contemplate the higher

development potential of the larger lots and allows some smaller than desired land sizes to be excluded.

There are four lots in Areas A and B that significantly exceed the 2,331m<sup>2</sup> area mentioned above; the further potential of lots in Units C – D has not been considered here due to their constraints. This will, however, be discussed below.

The larger lots in Units A - B are:

Restructure Unit	Land Unit/Area (A, B, C, D)	Land Area
R2	Unit "B"	6,556m <sup>2</sup>
R5	Predominantly Unit "A"	4,524m <sup>2</sup>
R9	Predominantly Unit "B"	5,977m <sup>2</sup>
R10	Predominantly Unit "A"	5,580m <sup>2</sup>

R2 contains a dam, dwelling and outbuildings. The land is located on a slope of about 5°. Consequently, the land lies within land unit "B". There is not enough evidence to indicate in absolute terms, the development/subdivision potential of this land unit.



R5 is largely in unit "A"; a small northern section is in Unit B. Based on the information available and notwithstanding the limitations of the RO, on its face the subdivision of this land into two lots could be explored in the future. Information relating to the dam (and whether it would be removed), restrictions on the development area and limitations on the number of rooms for any dwellings would be required to better understand this.

R10 is predominantly within unit "A"; the exception is a small northern section. Notwithstanding the RO and having regard to the 2,331m<sup>2</sup> minimum lot size mentioned earlier, the subdivision of the land into two lots could be explored. It is not clear why only one dwelling is allowed on this lot although like R5, information would be required about the dam and any future development if a review was to proceed.

R9 is wholly in unit "B" and is on a slope of 5.5°. There is not enough evidence to indicate in absolute terms, the development potential of this land unit.

As noted above, unit "B" is described as, "upper mid (largely concave) slopes immediately below the plateau; the concave slopes accumulate water and the convex slopes tend to be steep and would require careful engineering to install a dispersal field".

The 2013 Panel Report for Amendment C88 includes that:

*"...the Panel notes that the restructure requirements and maximum number of dwellings specified for each lot are generally consistent with the evidence of Mr van de Graaff, with the exception of restructure lots R2, R9 and R10. The Restructure Plan specifies a maximum of one dwelling for each of these lots, while Mr van de Graaff's evidence indicated that R2 could potentially contain two dwellings, R9 could potentially contain three dwellings and R10 could potentially contain 2 dwellings. Notably, Mr van de Graaff attached a number of caveats to this assessment, such as filling dams, locating dwellings in particular areas and configuring lot boundaries in certain ways.*

While there might be an argument for modifying the Restructure Plan to take account of Mr van de Graaff's assessment in relation to restructure lots R2, R9 and R10, the Panel believes



that further analysis and broader consultation would be required before this could happen." [my emphasis]

The Deans Marsh Wastewater Management Plan authored by Mr van de Graaf and Geocode and the Panel Report for the now gazetted amendment C88 are both relevant in informing the current view. That is, a site specific and credible Land Capability Assessments would be required to inform any proposed amendment to the Restructure Overlay to increase the number of permissible dwellings. Such an assessment would need to consider things like the soil quality, slope and future development potential having regard to setbacks, siting, dwelling size and other surfacing (eg. sheds, driveways, swimming pools, tennis courts).

A methodical approach underpinned by a technical assessment is considered to be the appropriate way forward; however, even with a favourable Land Capability Assessment, the additional dwelling yield would be minimal (perhaps one more dwelling on each restructured lot mentioned here/three dwellings overall).

It is not ordinary practice for Council to undertake site specific amendments without a broader community benefit. Amendments like the ones alluded to above would commonly be undertaken as private planning scheme amendments; however, given the limited lot yield and the likelihood of a referral to a Planning Panel it could be disproportionately costly for proponents.

Council's Environmental Health Department has confirmed that the conditions upon which the 2014 assessment was based remain relevant; the assessment criterion has not changed. It has also been confirmed that waste water treatment technology has not advanced significantly and certainly not to a point where it would alter the conclusions of the Plan. In short, there is no new information that alters Council's position on the minimum lot size requirements within the Restructure Overlay.

Having said this, on face value and based on waste water dispersal alone there might be some restructured land units that have greater potential than has been allowed under the RO3. This does not account for the aggregate or cumulative impact of waste water dispersal in the area, however. Irrespective, the overlay does not allow a merit based reduction in land area and given the risks associated with the poor waste water dispersal, the RO3 is considered to be the best tool available for its purpose.

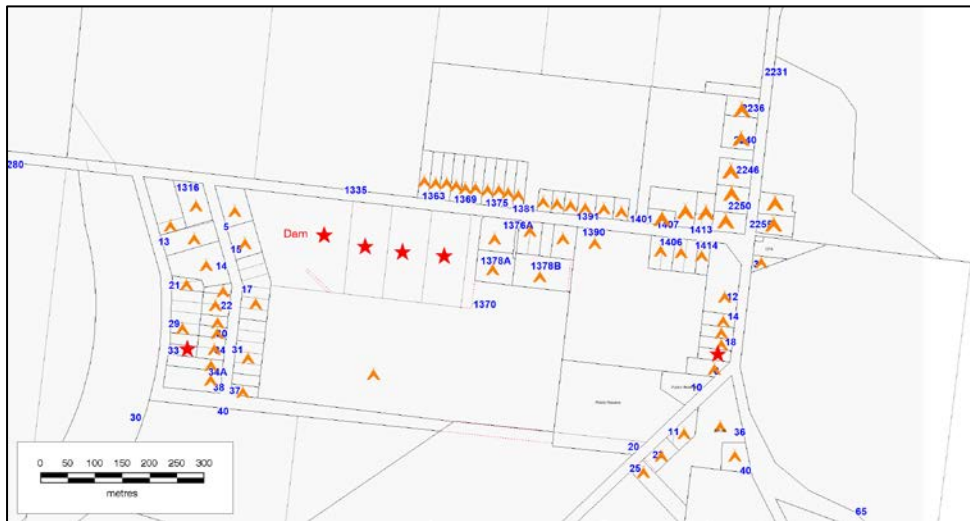
It was considered whether the installation of a water treatment plant similar to the facilities at Birregurra and Forrest would be an option for Deans Marsh. Barwon Water has advised informally that such plants are constructed in response to domestic wastewater treatment reports which identify the imperative for an alternative treatment solution for health or environmental reasons. Currently Barwon Water does not have any plans for Deans Marsh.

### Land Supply

There are currently 72 land parcels (comprised of individual lots and lots held in common in the RO) within the Deans Marsh Township Zone. Of these, six are vacant.

The 2008 Deans Marsh Structure Plan 2021 (Map 2.2) indicates the number of dwellings within the town at that time. Since the drafting of the Structure Plan, ten dwellings have been approved and constructed and limited vacant residential sized lots remain. The undeveloped lots are indicated with the red stars on the map at Figure 9.

Figure 9 - Developed lots (orange symbol) and undeveloped lots (red symbol)



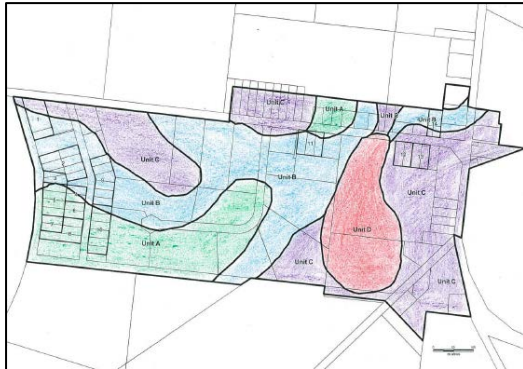
The Restructure Overlay limits the development potential of the lots covered by the overlay. For those areas outside of the Restructure Overlay, the subdivision potential of the land is limited by the Design and Development Overlay-Schedule 18 and the capacity of the land to treat and retain wastewater.

The Structure Plan includes that the potential exists for the creation of an additional 38 lots within the town. The number of infill lots is based on an assumed density of two dwellings per hectare; a minimum 0.4 hectare lot size. Where there is no existing road access an additional allowance of 1,000sqm per lot for infrastructure (off-site) is provided. Where subdivided lots would have direct access to a road, the report assumes a density of two dwellings per 8,000sqm with no additional infrastructure allowance. The larger central parcels are noted as having limited subdivisional potential (over 1 hectare).

The table below indicates the distribution of large lots and the predicted subdivision potential referenced above.

Site	Street Address	Current Status	Area	Potential Lot Yield	Additional Lots
1	1370 Birregurra Deans Marsh Road	Vacant with dam	28,600m <sup>2</sup> / 2.86ha	4	3
2	1370 Birregurra Deans Marsh Road	Vacant	12,160m <sup>2</sup> / 1.2ha	2	1
3	1370 Birregurra Deans Marsh Road	Vacant	12,340m <sup>2</sup> / 1.2ha	2	1
4	1370 Birregurra Deans Marsh Road	Vacant	12,340m <sup>2</sup> / 1.2ha	2	1
5	1370 Birregurra Deans Marsh Road	Single Dwelling	126,700m <sup>2</sup> / 12.6ha	25	24
6	1390 Birregurra Deans Marsh Road	Single Dwelling with dam	52,880m <sup>2</sup> / 5.2ha	9	8
<b>Total</b>				<b>44 lots</b>	<b>38</b>

The 2012 desktop review of the 2008 Plan broadly recognises the body of work carried out subsequent to the Structure Plan which highlights the significant constraints associated with the on-site dispersal of treated waste water.



Currently, the Structure Plan suggests that the capacity exists for the creation of an additional 38 lots and further land capability investigations would be required if Council sought to reevaluate the subdivisional capacity of this land.

Such a review is not expected to significantly depart from the earlier findings.

### Land Demand

The Deans Marsh Structure Plan 2008 (the Structure Plan) references the *Great Ocean Road Region – a Land Use and Transport Strategy* (2004) and the *Victorian Coastal Strategy* (2002) as it relates to land demand.

Having regard to the above documents, the Structure Plan recognises Deans Marsh as a settlement in which limited urban growth will occur; growth is directed to townships which have adequate access to reticulated sewerage, land availability and potable water supply. Winchelsea and Torquay are cited as the towns most suitable for expansion due to their geographic location and access to existing services.

It is important to recognise that access to public transport and reticulated water and sewerage systems in Deans Marsh has not altered since the adoption of the Structure Plan. Barwon Water has recently confirmed that there are no future plans to initiate the installation of sewerage infrastructure in Deans Marsh. In short, schemes like those in Birregurra, Bannockburn and Skenes Creek are instigated at the direction of the State Government and are generally driven by existing environmental health concerns and not future growth potential.

Currently, the Deans Marsh Strategy at clause 21.15-3 encourages the development of B&Bs, country cottages and other forms of tourist accommodation within the township to cater for visitors seeking a retreat from urban areas. There is no clear evidence to suggest that this is occurring in great numbers. It is also not clear whether this is due to an absence of available buildings, an absence of demand or simply an absence of available data.

### Design and Development Overlay, Schedule 18

In 2013, amendment C88 sought to (inter alia) rezone the Low Density Residential (LDRZ) areas of Deans Marsh to Township Zone (TZ) thus removing the minimum lot size requirements previously enforced through the LDRZ.

To offset this, preferred minimum lot size requirements were introduced as part of a new Design and Development Overlay, the primary purpose of which was to establish a preferred character outcome for the town.

The character objectives sought through the overlay are considered to be a sound reflection of the Deans Marsh Structure Plan that was undertaken in 2008. The language of the overlay is, however, imprecise and this makes interpreting some of the objectives and requirements difficult. As it is written, the overlay lacks both clarity and qualitative information, particularly at the decision guidelines where clear direction for decision makers is generally required.

It is also noted that the Structure Plan lacks any analysis of character as it relates to lot size and this is reflected in the C88 Panel report which stated, "*In the Panel's view, the discussion of lot sizes in the Structure Plan seems to be in relation to effluent disposal rather than character*".

The Panel went on to state that, *“the Panel does not believe that the link between the preferred minimum lot size and protecting the town’s character has been adequately demonstrated and recommends that these references be removed from the amendment”*.

In response to this, the exhibited version of the DDO18 was amended to delete the objective, *“to provide for a minimum lot size that reflects the rural character of the town”* and the decision guideline, *“whether the size and shape of a lot reflects the rural character of the township”*. This weakens the overlay as it relates to minimum lot size in the context of neighbourhood character.

Of further interest, the Panel report also noted that, *“It seems to the Panel that the previous zoning arrangement that applied to the TZ in the east of the town and the LDRZ in the west better reflected two reasonably distinct character areas within the town and provided a considered basis on which to manage development, including effluent disposal”*.

On this it is generally agreed. Although limited, the commercial and community uses are to the east as are the heritage buildings. There are also differences in the spacing around and between buildings which do potentially contribute to a different character outcome to the east and the west. Having said this, there does not appear to be subdivision pressure in the township in those areas not covered by the RO. In light of this, the DDO18 has not been tested in this regard and there is no evidence to suggest that this trend will change.

In short, the intent of the design objectives should be maintained but minor changes to language should be considered in order to add clarity. A draft amended schedule is attached at Appendix A.

Changes are also recommended to the permit requirements in order to add quantitative information and improved qualitative information and this will assist users who need to decide when a permit is triggered. Minor changes are also recommended to the buildings and works and subdivision requirements.

In its current form, the schedule lacks qualitative information for applicants and decision makers and additional decision guidelines have been included to assist decision makers in determining the appropriateness of roof form, wall cladding and subdivision.

### Opportunities and constraints

#### Pathway

The eastern and western edges of the town are poorly connected with the only convenient public connection being via the Birregurra-Deans Marsh Road. While the road pavement is sealed, no pedestrian pathway or track has been constructed and therefore, the loop walk desired by the community is currently not possible.

A feasibility study is currently being undertaken by Council’s Recreation and Open Space Planning unit with the connection considered pertinent given the clustering of the school, public reserve and commercial activity on the western side of the town.

#### Parking

While the Deans Marsh township is beyond the ambit of the recently exhibited Hinterland Futures Strategy, the submissions (to HFS) received raise the lack of publicly accessible parking as a concern.

While there are examples of home based businesses in Deans Marsh, formal commercial development is limited with the General Store and Martians Café (the latter of which has associated on-site car parking) being the two commercial focal points. Other areas that attract higher than residential volumes of traffic are the school and the Recreation Reserve.

Limited on-street parking is available adjacent to the General Store but on-street parking close to Martians Café is limited due to the nearby fuel bowsers. On-street parking is also available adjacent to the school with additional informal parking on the opposite side of Pennyroyal Valley Road directly outside of the Recreation Reserve. On-site parking associated with the Recreation Reserve is also available but not in large volumes.



It is acknowledged that public parking in Deans Marsh is limited and it is considered to be commensurate to the existing population, commercial activity and community services. It is a relevant matter to be further considered during future Structure Plan reviews.

### Summary

The limited availability of land ready for development has prompted a question about the township boundary.

In short, previous assessments indicated that in context, the land supply potential in Deans Marsh was satisfactory and this position has not altered. While all but two of the residential sized vacant lots have been developed, the land in central Deans Marsh has yet to be subdivided and the potential for adequate land supply remains. At this time, there is no new information to support a departure from Council's previous position. It is recommended that the town boundary remains.

The minimum subdivisional land area has been applied to respond to the existing and preferred character of Deans Marsh as identified through the Deans Marsh Structure Plan. Further, the capacity of land in the Deans Marsh area is poor for the on-site dispersal of waste water. No new information is available to support a departure from Council's previous land area position having regard to waste-water dispersal as articulated through the DDO18 and RO.

In the event that Council chose to pursue an amendment, a methodical approach underpinned by site specific land capability studies would be required. However, given the limited scope of the amendment it would in essence, be site specific and it is not practice for Council to undertake site specific amendments. Site specific amendments are commonly private planning scheme amendments where the amendment process is privately funded. In this instance, the limited increase in potential dwellings relative to the cost in running an amendment would be a pertinent consideration for the landowners.

In addition to the waste water dispersal issues, the planning controls relating to character were also reviewed. Simply put, the design objectives articulated through the DDO18 are a sound reflection of the preferred and existing character of Deans Marsh as it relates to built form. However, the language of the overlay does not adequately communicate this. It is recommended that the overlay be amended without changing the intent or outcomes sought through the overlay in its current iteration.

## **Appendix A**

Proposed draft - changes to the DDO18

## **SCHEDULE 18 TO THE DESIGN AND DEVELOPMENT OVERLAY**

30/05/2014

C88 Shown on the planning scheme map as **DDO18**.

### **DEANS MARSH TOWNSHIP CHARACTER**

#### **1.0 Design objectives**

30/05/2014

To build on the historic rural character of the town, through the appropriate design and style of buildings, fences and advertising signs. The important elements comprise:

C88

- 1-2 storey building scale
- Pitched roof
- Lightweight, weatherboard cladding
- Lightweight, open front fencing

To preserve the low scale built character of the town.

To provide a minimum lot size for on-site wastewater dispersal.

#### **2.0 Buildings and works**

30/05/2014

##### **Permit requirements**

C88

Permit requirements shall only apply to the precinct identified in Map 1 to schedule 18 to the Design and Development Overlay.

A permit is required to construct a fence that is more than 1 metre in height.

A permit is not required to construct a building or construct or carry out works where all of the following are met:

- The roof of the building has a pitch greater than 20 degrees;
- At least 70% of the external wall cladding (excluding doors and windows) of a building is weatherboard or weatherboard in appearance (horizontal or vertical overlapping boards used as cladding);
- The building is not more than two storeys in scale and not more than 7.5 metres in height;
- Any outbuilding on the land is located behind the dwelling.

##### **Requirements**

Buildings should not exceed two storeys.

Buildings should not exceed 7.5 metres in height.

Buildings should enhance the historic character of the township as generally illustrated in Diagram 1 to this schedule.

A garage associated with a dwelling should be setback at least 1 metre behind the front wall of the dwelling and be similar in style to the dwelling.

New commercial development should provide for integrated on and off street parking.

Off-street commercial car parking should be sited to the rear of commercial development so that it does not dominate the streetscape (Refer to Diagram 2 & 3 to this schedule).

Commercial development should be built to the street boundary and should have verandas over the footpath. (Refer to Diagram 2 & 3 to this schedule).

#### **3.0 Subdivision**

30/05/2014

##### **Requirement**

C88

Subdivision must meet the following requirements:

A lot should have an area of at least 0.4 ha. A lot that includes a battle-axe driveway must not include the area of the driveway in the lot area calculation.

### **Application Requirements**

An application for subdivision must be accompanied by a Land Capability Assessment.

#### **4.0**

#### **Advertising signs**

30/05/2014

Advertisement signs as at Clause 52.05-9 – Category 3 - High Amenity areas.

C88

#### **5.0**

#### **Decision guidelines**

30/05/2014

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

C88

- Whether a fence greater than 1 metre in height respects the character of the streetscape through lightweight construction and visual permeability.
- Whether the roof form is appropriate having regard to:
  - the existing and preferred character;
  - whether the roof pitch is less than 20 degrees and the extent of any reduction;
  - the proportion of the roof with a pitch that is less than 20 degrees;
  - the prominence of the building in the streetscape and from other public viewing areas.
- Whether the external wall cladding is appropriate having regard to the existing and preferred character and the prominence of the building in the streetscape and from other public viewing areas.
- Whether the setback of an outbuilding or garage relative to a dwelling on the site is appropriate having regard to its comparative scale and its visual prominence within the streetscape.
- Whether an advertising sign would be dominant in the streetscape, having regard to its size, location, colour and illumination.
- Whether the area and dimensions of a lot provides for on-site treatment and dispersal of wastewater having regard topography and soil characteristics.