

27/05/2019
C154bany

SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO8**.

PLENTY RIVER EAST NEIGHBOURHOOD CHARACTER

1.0

19/01/2006
VC37

Design objectives

To ensure that development does not penetrate the tree canopy.

To ensure that the heavily vegetated character of the area is respected by new development.

To ensure that the health of existing trees is not jeopardised by new development.

To maintain the spaciousness and bush character of front gardens.

2.0

19/01/2006
VC37

Buildings and works

A permit is not required for any of the following:

- Buildings where the height of any part of the building is less than 8 metres above the natural surface of the ground directly below that part; or
- Buildings and works located outside the drip line of a tree for which a permit is required to remove, destroy or lop under any Vegetation Protection Overlay or Environmental Significance Overlay also affecting the land.

A permit is required to construct:

- A fence, or retaining wall within 10 metres of the front boundary or sideage to a street.
- An outdoor swimming pool associated with a dwelling.

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

None specified.

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 the proposal maintains the vegetation dominated streetscapes and vistas.
- the extent to which the proposed development may dominate the landscape or streetscape.
- the need to ensure new buildings and works, including driveways, fit within the landscape and topography of the land.
- the need to maintain the view of vegetation from the road and other public areas, including views across river valleys.