

19/01/2006
VC37

SCHEDULE 8 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO8

PLENTY RIVER EAST NEIGHBOURHOOD CHARACTER

1.0

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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

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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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Decision Guidelines

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

- 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.