

19/01/2006
VC37

SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO1

SUNNYACRES, GISBORNE

1.0

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Design objectives

To ensure that the location and design of buildings creates an attractive residential environment.

To ensure that any development has regard to the environmental features of the land.

To ensure that the area is developed in accordance with the plan that formed part of Planning Permit No. 88329 issued by the former Shire of Gisborne on 17 February 1989.

2.0

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Buildings and works

A permit is not required to construct a building or construct or carry any works provided all buildings are set back at least the distances specified:

Building setbacks

Lots	One storey Building Side and Rear Boundary Setback	Two Storey Building Side and Rear Boundary Setback	Road Frontage Setback
1-21	2 metres	3 metres	5 metres
22-30	1.2 metres	1.8 metres	6 metres
31-73	2 metres	3 metres	5 metres
74-108	1.2 metres	1.8 metres	6 metres
109-119	2 metres	2 metres	10 metres
120-276	1.2 metres	1.8 metres	6 metres
277-320	2 metres	2 metres	10 metres

3.0

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Decision guidelines

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

- The existing character of the area.
- Whether the siting, height and design of the proposed buildings will be in keeping with the character and appearance of the area.