

15/08/2013
C82

SCHEDULE 21 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO21**.

FRITH ROAD, GISBORNE

1.0

Design objectives

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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 and constraints of the land, particularly the Jacksons Creek escarpment.

To ensure all buildings are located to the front of allotments and contained within designated building envelope areas.

2.0

Buildings and works

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Requirements for fences

A permit is required to construct a fence.

This does not apply if:

The fences erected on the sides and northern boundary of the land are of post and wire construction or similar for the purpose of landscape protection and to the satisfaction of the responsible authority.

No front fences are to be erected.

Requirements for buildings and works

A permit is not required to construct a building or works provided the following requirements are met:

Retaining walls

Retaining walls are to be provided for lots to the satisfaction of the responsible authority.

Building setbacks

All buildings on lots 1-5 must be setback at least 6 metres from the road boundary (frontage) and at least 1.2 metres (for single storey) and 1.8 metres (for double storey) from all other boundaries.

Dwellings and any outbuilding must be constructed within the building envelope identified for each allotment.

Excavation including for the purpose of creating a backyard to a lot is not to extend beyond the building envelope.

All dwellings must be designed so as to minimise earthworks and respond to the existing contours of the land.

Building height

All dwellings and associated outbuildings must have a maximum height of no more than 6 metres from natural ground level and a maximum level at ridge height no greater than 430 metres AHD.

Building Materials

All dwellings must be constructed from brick or other materials and be in colours and form consistent with surrounding built form to the satisfaction of the responsible authority.

Requirements for landscaping

A screen planting of indigenous trees and shrubs of at least 4 metres in width must be provided within the property and adjacent to and parallel to the rear boundary of the land.

A landscape plan is to be provided to the satisfaction of the responsible authority.

3.0

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Subdivision

An application for subdivision must meet the following requirements:

- Each lot must be at least 800 square metres in area; and
- Each lot must contain a designated building envelope for dwellings incorporating a 6 metre front setback from Frith Road and a 1.2 metre setback from side boundaries.

Any permit issued for subdivision must require the following to the satisfaction of the responsible authority prior to the certification of the Plan of Subdivision:

- A drainage plan, and
- A landscape plan.

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Decision guidelines

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

- The impact of any building or structure on the landscape of the Jacksons Creek escarpment.
- Whether the proposal will preserve trees, natural bushland and native plants.
- The effect upon erosion, water quality and the environment of the area, including any requirements from the Environment Protection Authority.
- Whether the proposal involves the replacement or replanting of vegetation required to be cleared.
- The slope of the land.
- Whether the land can adequately dispose of storm water run-off.
- Any fire hazard resulting from or relating to the proposed development.
- The desirability of minimising earthworks.