

19/01/2006
VC37

SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO4**.

NEW GISBORNE ALONG KILMORE ROAD

1.0

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Design objectives

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

To ensure that any development has regard to the existing character of the area. The area is characterised by low-density residential lots with buildings set well back from the road frontage. Significant views to the Macedon Ranges are available in the area.

To ensure that the area is developed in accordance with the New Gisborne Along Kilmore Road Development Plan attached to this schedule.

2.0

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Buildings and works

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

- Any building must be located within any building envelope approved as part of the New Gisborne Along Kilmore Road Development Plan.
- All buildings must be set back at least 20 metres from the frontage of an existing road.
- No outbuilding may be constructed between an existing dwelling and a road or within 10 metres of a side road.
- All buildings must be single storey in height.
- All outbuildings must be painted or pre-treated in non-reflective muted colours that blend with the landscape and must be suitably screened with planting.

3.0

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Decision guidelines

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

- The New Gisborne Along Kilmore Road Development Plan.
- The existing character of the area.
- The appearance of the proposed development.
- The type and colour of building materials to be used and the proposed landscape treatment.

In addition, before deciding on an application to construct a two-storey building, the responsible authority must consider:

- The design of the building in relation to the character of the area.
- Whether the location of the development minimises the impact on the landscape.
- Whether the proposal will have a detrimental effect on the privacy and amenity of adjoining and nearby properties.

New Gisborne Along Kilmore Road Development Plan (same plan as in DPO2)