

16/10/2014
C74

SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO5**.

EMMALINE VALE, GISBORNE

1.0

19/01/2006
VC37

Design objectives

To ensure that the location and design of buildings create an attractive rural living environment.

To ensure that any development has regard to the existing character of the area. The area is characterised by low-density residential lots, which have extensive plantings of native vegetation providing shelter and a visual screen for existing buildings. The area is in close proximity to the Gisborne township and has direct access to the Calder Highway. Significant views of the Macedon Ranges can be gained from the area.

2.0

19/01/2006
VC37

Buildings and works

A permit is not required to construct a building or to construct or carry out works provided:

- All buildings must be of 1 or 2 storeys.

A permit is not required for a dwelling provided:

- The lot is at least 1.0 hectare.
- The dwelling is located within a building envelope designated on an approved plan of subdivision.
- The dwelling is connected to an underground reticulated electricity supply.

A permit may be granted for a second dwelling if following requirements are met:

- The lot must be at least 4 hectares in area and must be connected to an existing reticulated water supply system.
- If the second dwelling is attached to the existing dwelling, the lot must not be subdivided into two.

3.0

16/10/2014
C74

Subdivision

The density of lots in any subdivision must not exceed 2 lots per 4 hectares. A permit may not be granted for a subdivision which does not meet this requirement.

An application must meet the following requirements:

- Each lot must be at least 1 hectare.
- Each lot must have a frontage of 20 metres.
- Each lot must be provided with underground reticulated electricity and telecommunications.
- Each lot must contain a designated building envelope for a dwelling, buildings and associated works, which reflect a sense of privacy and individual character, where possible.

The responsible authority may require an agreement under Section 173 of the Act to ensure that the land may not be further subdivided.

4.0

19/01/2006
VC37

Decision guidelines

Before deciding on any application, the Responsible Authority must consider:

- 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.