

19/01/2006  
VC37

## **SCHEDULE 6 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO6**.

### **LANCEFIELD GOLF COURSE – RESIDENTIAL PRECINCT**

#### **1.0**

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#### **Design objectives**

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

To ensure that all development complements the use of the adjoining land as a golf course.

To ensure that any development has regard to the existing character of the area. The area is characterised as an attractive natural bush setting, with low residential development abutting and overlooking a golf course. Significant views are available both over the golf course and beyond to the surrounding ranges.

#### **2.0**

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#### **Buildings and works**

##### **Permit requirement for fences**

A permit is required to construct a fence.

##### **Buildings and works requirements**

Any building should be located within the building envelope nominated in the Golf Course Estate Development Code prepared by former Shire of Romsey, September 1987.

##### **Application requirements**

Any application for a permit must be accompanied by:

- A site plan showing existing and proposed buildings and works with overall dimensions, setbacks, easements, septic tank effluent field, garden and landscape areas, internal and external fences, service and storage areas and vehicular access ways clearly marked.
- Elevations of all aspect of the proposed buildings including details of the materials and finishes of the exterior of the buildings.

#### **3.0**

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#### **Decision guidelines**

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

- The Golf Course Estate Development Code.
- 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.
- The appearance of the development from the golf course and the roadway.
- The preferred orientation for dwellings to overlook the golf course.
- The preference for fences between the golf course and private land not to be of solid construction.