

19/01/2006
VC37

SCHEDULE 8 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO8**.

CHESSY PARK ESTATE, GISBORNE

1.0

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Design objectives

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

To ensure that development has regard to the existing character of the area. The subdivision consists of residential sized lots, which are being developed at a high standard. Limited views of the Macedon Ranges can be gained from the area.

To ensure that the area is developed in accordance with the plan that formed part of Planning Permit No. 89349 issued by the former Shire of Gisborne on 20 May 1990.

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Buildings and works

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

Building setbacks

In respect of Stages 1,2 and 3 (being Lots 1, 3 to 15 inclusive, 19 to 50 inclusive on PS304932E and Lots 51 to 71 inclusive on PS308494F) the following minimum setbacks apply:

- Setback for any building from the road frontage: 10 metres
- Setback for any building from any other road: 3 metres
- Setback for any building from the side and rear boundaries:
 - One storey: 2 metres
 - Two storey: 3 metres

In respect of Stage 4 and subsequent stages the following minimum setbacks apply:

- Setback from any building from the road frontage:
 - Lots greater than 1500m²: 10 metres
 - Lots between 1000m² and 1500m²: 8 metres
 - Lots less than 1000m²: 6 metres
- Setback from any building from any other road: 3 metres
- Setback from any building from the side and rear boundaries:
 - One storey: 2 metres
 - Two storey: 3 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 proposed buildings or works will be in keeping with the character and appearance of the area.