

19/01/2006
VC37

SCHEDULE 10 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO10**.

CARINYA DRIVE AND WYRALLA CRESCENT AREA, GISBORNE

1.0

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Design objectives

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

To ensure that any development has regard to the existing character of the area. The subdivision is located on the northern face of Mt. Gisborne and views over the Gisborne township and the Macedon Ranges are available from the location.

2.0

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Buildings and works

Permit requirement for buildings and works

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

Building setbacks

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 from any building from the side and rear boundaries:
 - One storey: 2 metres
 - Two storey: 3 metres

Permit requirement for fences

A permit is required to construct a fence.

This does not apply if the fence is to be of post and wire construction or similar to the satisfaction of the responsible authority.

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 the proposed buildings will be in keeping with the character and appearance of the area.