

19/01/2006
VC37

SCHEDULE 11 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO11**.

HOWEY STREET, GISBORNE

1.0

19/01/2006
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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 elevated above the main township of Gisborne with views over the town, Mt. Gisborne and the Macedon Ranges. The area is being developed for low-density residential lots.

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 if all the following requirements are met:

Building setbacks

Lots 1 to 4, PS 302693 , inclusive:

- All buildings must be set back a minimum of 20 metres from the Howey Street road frontage and a minimum of 2 metres from all other boundaries.

Lot 5, PS 302693

- All buildings must be set back a minimum of 80 metres from the east boundary, 30 metres from the south boundary and 10 metres from all other boundaries.

3.0

19/01/2006
VC37

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.