

05/12/2013  
C88

## **SCHEDULE 22 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO22**.

### **SHIRLEY PARK ESTATE, MOUNT MACEDON ROAD, WOODEND**

#### **1.0**

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#### **Design objectives**

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

To achieve development which has regard to the environmental features and constraints of the land.

To ensure that all buildings are within an approved building envelope.

#### **2.0**

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#### **Buildings and works**

A permit is not required to construct a fence provided the following requirements are met:

- The fences erected on the land are of post and wire construction or similar for the purpose of landscape protection and to the satisfaction of the responsible authority.

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

- Dwellings and any outbuilding must be constructed within a housing envelope shown on the approved Housing Envelope Plan under Planning Permit No. PLN/2012/194.
- All dwellings are two stories or less in height.
- Roofs of all buildings are of non-reflective material and of muted colour.
- External cladding of all out buildings must be of non-reflective material and of muted colour.
- Only one dwelling may be erected on any single allotment.
- Requirements for landscaping:
  - A screen planting of indigenous trees and shrubs of at least 4 metres in width within the property and adjacent to and parallel to the rear and side boundaries of a lot must be provided and planted within 12 months of the occupation of a dwelling on the lot. This does not apply to land north of the tributary to Five Mile Creek.
  - A landscape plan to the satisfaction of the responsible authority must be provided prior to commencement of works for the construction of a building.

#### **3.0**

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#### **Decision guidelines**

Before deciding on any application, the responsible authority must consider:

- Whether the proposed siting, height and design of buildings and works will be in keeping with the character and appearance of the area; and
- Whether the proposal will preserve trees, natural bushland and native plants.