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SCHEDULE 10 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

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

CARINYA DRIVE AND WYRALLA CRESCENT AREA, GISBORNE

1.0 Design objectives

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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 Buildings and works

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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.

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.

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 Subdivision

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None specified.

4.0 Signs

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None specified.

5.0 Application requirements

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None specified.

6.0 Decision guidelines

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The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered by the responsible authority:

- 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.