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SCHEDULE 17 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO17** .

GISBORNE TOWN CENTRE RESIDENTIAL AREA

1.0 Design objectives

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To implement design and development controls for the land in accordance with the Gisborne / New Gisborne Outline Development Plan, Revised Final Report, September 2009.

To protect and enhance the established semi-rural and village character of the residential area surrounding the Gisborne town centre.

To ensure that new development has proper regard for established streetscape and development patterns in terms of building design, height, form, scale, siting and fencing styles.

To provide for a diversity of housing types, including catering for the needs of elderly persons and sole person households, within proximity of town services and public transport.

To ensure existing significant vegetation is protected and to encourage the provision of a high quality landscaped setting for all new developments.

To ensure that subdivision proposals enable new buildings to be integrated with their site and the surrounding area.

To encourage innovative, high quality architecture and urban design that incorporates environmental sustainable development principles.

To ensure new development respects it's natural and built environment and does not dominate the landscape.

2.0 Buildings and works

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A permit is not required to construct or carry out any of the following:

- An alteration or extension to an existing dwelling provided it is the only dwelling on the land.

A permit is required to construct a front fence with a height greater than 1.2 metres.

Buildings and works, including front fencing, must be constructed in accordance with the following requirements:

- Proposed built form must demonstrate its compatibility with the surrounding residential and semi-rural character and scale with the use of appropriate building materials, colours, height, detailing and setbacks.
- Building articulation and massing must create interest, and break-up blank walls to reduce the overall appearance of bulk.
- Maintaining or creating breaks in built form must be provided to create the appearance of openness and protect significant view lines.
- Variations in housing style and typology and avoidance of repeating facades, colours and materials must be demonstrated.
- Garages must not be the dominant front façade element of the dwelling and/or the streetscape.
- Double storey dwellings must ensure that the upper level area (including balconies) does not exceed 80 per cent of the ground floor area (excluding verandahs and balconies) and is stepped back.
- Proposed double storey buildings on lots less than 500 square metres must demonstrate that a kitchen, bathroom, toilet and at least one bedroom can be accommodated on the ground floor to cater for the needs of persons with limited mobility.

- Dwellings must be designed to maximise private open space.
- Landscaping and plant selection must protect existing vegetation where possible and integrate with the existing landscape character of the area.
- Front setback areas must be of an adequate size and shape to provide for adequate planting, where appropriate.
- Solid front fencing / screening must be avoided.

3.0 Subdivision

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Subdivision of land must meet the following requirements:

- Lots must be designed to maximise the opportunity for more useable private open space and enable the retention of significant vegetation.
- Subdivision layout must address existing street patterns, streetscape character, and create a sense of street address.

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 objectives, principles and key elements of the Gisborne/New Gisborne Outline Development Plan, Revised Final Report, September 2009.
- The existing established character of the Gisborne town centre residential area.
- Whether the siting, height and design of the proposed buildings and works, including fencing, will be in keeping with the character and appearance of the area.
- The need for two storey development to minimise building bulk through articulation of the upper level built form and stepped back design treatment, where appropriate.
- The ability of the development to provide the opportunity for retention of significant vegetation and planting of canopy vegetation.
- The need to encourage building and landscape design which is in keeping with the semi-rural and established village character and scale of Gisborne.
- Whether the proposal achieves a high quality design outcome and implements sustainable development principles.