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SCHEDULE 3 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO3** .

FRITH ROAD AND SKYLINE DRIVE, 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 environmental features and constraints of the land.

To ensure that the area is developed in accordance with the plan that formed part of Planning Permit No. 2378 issued by the former Shire of Gisborne on 11 November 1985.

2.0 Buildings and works

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Permit requirement for fences

A permit is required to construct a fence.

This does not apply if:

- The fences erected on the boundaries or within the lots (other than road frontage boundary) of Lots 27, 28, 34, 39 and 42, PS203661N, 83 and 84, PS203663, 201, 217, 218 and 223, PS213488T are of post and wire construction or similar for the purpose of landscape protection and to the satisfaction of the responsible authority.
- In the case of Lots 23-26, 29-33, 36-38, 40-41 (all inclusive), PS 203661N, the rear boundary of each lot (ie. the boundary opposite that boundary being the road frontage) is of post and wire construction or similar to the satisfaction of the responsible authority.

Requirements for building setbacks

In respect of Lots 27, 28, 34, 39 and 42, PS203661N, 83 and 84, PS203663, 201, 217, 218 and 223, PS213488T.

- Any dwelling must be constructed in a location no more than 50 metres from the frontage of the road reserve.
- Any outbuilding must be constructed in a location no more than 60 metres from the frontage to the road reserve.

Any dwelling on Lots 23-58, PS203661N, 59-102, PS203663 must be setback at least 10 metres from the road boundary and at least 2.0 metres (for single storey) and 3.0 metres (for double storey) from all other boundaries.

Any dwelling on a Lots 103-140, PS203658B, 141-200, PS212282X and 201-227, PS213488T must be setback at least 6 metres from the road boundary and at least 1.2 metres (for single storey) and 1.8 metres (for double storey) from all other boundaries.

Requirements for building height

All dwellings must have a height of no more than two storeys.

Requirements for landscaping

In the case of Lots 23-26, 29-33, 36-38, 40-41 (all inclusive), PS203661N, a screen planting of trees and shrubs at least 4 metres in width must be provided within the property and adjacent to and parallel to the rear boundary of the land.

Building materials

All dwellings must be constructed from brick or other materials to the satisfaction of the responsible authority.

3.0 Subdivision

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Subdivision may occur only as a re-subdivision of existing lots to realign boundaries between exiting lots. No additional lots are to be created.

A permit may not be granted to subdivide land other than in accordance with these requirements.

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:

- Whether the proposed siting, height and design of buildings and works will be in keeping with the character and appearance of the area.
- Whether the proposal will preserve trees, natural bushland and native plants.
- The effect upon erosion, the landscape, water quality and the environment of the area, including any requirements from the Environment Protection Authority.
- Whether the proposal involves the replacement or replanting of vegetation required to be cleared.
- The slope of the land.
- Whether the land can adequately disposal of storm water run-off.
- Any fire hazard resulting from or relating to the proposed development.
- The desirability of minimising earthworks.