

19/01/2006  
VC37

## **SCHEDULE 7 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO7

### **RURAL LIVING AREAS**

This schedule applies to land at:

- Red Gap Road/Woodvale Crescent/Parkview Drive, Lancefield.
- Raws Lane, Riddells Creek.
- Price Drive/Madge Court, Riddells Creek.
- Forest Lodge Close, Riddells Creek.
- Gyro Close subdivision, Riddells Creek.
- Quarry Road/Washington Lane (PS341122H), Woodend.
- Harts Lane/Lauriston Reservoir Road, Kyneton.
- Ochiltrees Court subdivision, Romsey.
- Tranters Close, Riddells Creek.
- Crooked Road/Boundary Road, Romsey.

#### **1.0**

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### **Design objectives**

To ensure that the location and design of buildings and works creates an attractive low-density residential environment.

To ensure that development occurs within an approved building envelope.

To ensure that any development has regard to the existing character of the areas. The character of the areas is one of low-density residential living with attractive rural outlooks of bushland and rolling hills.

#### **2.0**

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### **Buildings and works**

#### **Permit requirement**

A permit is not required to construct a building or construct or carry out any works if the following requirements are met:

- Any building must be located within an approved building envelope.

#### **Application requirements**

Any application for a permit must be accompanied by:

- A site plan showing existing and proposed buildings and works with overall dimensions, setbacks, easements, septic tank effluent field (if reticulated sewerage not available) and access ways clearly marked.
- Elevations of all aspects of the proposed buildings.

- An explanation of the reasons if any development is to occur outside the designated building envelope.

### **3.0**

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#### **Decision guidelines**

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

- The size and location of the proposed buildings and works and their proximity to adjoining dwellings.
- Whether the location of proposed buildings and works will minimise the need for the removal of native vegetation.
- The need for planting of vegetation so as to provide a visual screen between the development and adjoining land, or to enhance the existing vegetation.
- Whether the siting, height and design of proposed buildings will be in keeping with the character and appearance of the area.