

19/01/2006
VC37

SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO2

Constructed Waterways, Paynesville

1.0

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Design objectives

To protect and enhance the residential amenity of land within the constructed waterways.

To protect and enhance the visual amenity of public areas within the constructed waterways.

2.0

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Buildings and works

A permit is required to construct a fence within 5 metres of a constructed waterway.

A permit is not required for buildings and works if the following requirements are met:

- Any buildings and works must be within an approved building envelope or must be more than 10 metres from the boundary of a constructed waterway.
- No part of a swimming pool is constructed on any land closer than 5 metres from the boundary of a constructed waterway.

3.0

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Decision guidelines

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

- Any siting and design guidelines adopted by the responsible authority
- The need for building materials to be low-reflective or of colours that compliment the landscape.
- The effect of the bulk, siting and design of any proposed buildings and works on the general appearance of residential areas and constructed waterways.