27/11/2014
C104(Part 1)

SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO4.**

RESIDENTIAL DEVELOPMENT NEERIM SOUTH

1.0 Design objectives

27/11/2014
C104(Part 1)

Residential subdivision is required to meet the following design objectives:

- To ensure that the size, density and location of residential lots is responsive to the natural topography of the land to allow for design of buildings and works which will not adversely impact on the amenity of residents and neighbouring residents.
- To ensure that design of the subdivision provides an attractive gateway to the town
- To ensure that waterways are protected and enhanced having regard to the need to improve water quality, improve ecological values and provide open space linkages.
- To ensure that public open space areas are provided in locations which are useable and accessible.

2.0 Buildings and Works

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No permit is required to:

Construct or carry out works normal to a dwelling.

3.0 Subdivision

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Any proposal to subdivide the land shall address the following matters in addition to those required to be addressed in clause 56 - Residential subdivision

Township Entry & Access management

Subdivision must be designed to include:

- An access road or service lane provided adjacent to Main Neerim Road to ensure dwellings and fences do not back onto the town gateway.
- Safe pedestrian and bicycle connections back to the town centre where possible

Vehicle crossovers and driveways

- Gradients of vehicle crossovers are to be designed in accordance with Baw Baw Shire Council standards.
- Gradients of internal vehicle driveways are to be designed in accordance with *AS 2890.1 Parking facilities.*

Infrastructure

- Design and construction standards for relevant infrastructure shall be in accordance with the Infrastructure Design Manual.

Topography and Lot sizes

- The extent of modification of existing levels and the risk of erosion shall be minimised through consideration of road alignments, location and design of open space and the orientation and size of lots.
- The following lot sizes are considered appropriate for the various slope gradient categories:
  - Greater than 800 square meters where the slope gradient exceeds 10%
  - Between 300 and 799 square meters where the slope gradient is less than 10%
- Lots containing 2 or more dwellings and lots with an area less than 300 square meters are encouraged on land with a slope gradient less than 10%.
- Lots shall be designed to contain an adequate sized and dimensioned building envelope, taking into account the ground level changes of the site and adjoining lots and the need to protect solar access for future dwellings.
- Lots shall be designed to ensure residential amenity is protected, taking into account the ground level changes of the site and adjoining lots.

Retaining Walls

Any retaining structures (with the exception of those which are part of building) should be:

- No more than 1.0 metres in height between a dwelling and a street or public space, or where visible from a street or public space.
- Set back at least 1.0 metres from any building envelope.
- Staggered, with a minimum 0.75 metre distance between each stagger to allow for the inclusion of landscaping, where cutting and filling is deeper than 1.0 metres.
- Positioned so that associated drainage infrastructure and structural foundations are fully located within the same lot.

Flora and Fauna

The application must accurately describe natural features of the land and adjoining road reserve including trees and other significant vegetation. Where required, a flora and fauna assessment is required to be prepared by a suitably qualified expert.

Where required, species surveys are to be prepared, in consultation with the Department of Environment and Primary Industries, and measures required to protect the species identified in the survey.

Open Space

- A neighbourhood park, approximately 4,000m2 (including play equipment) in size located on land with less than 15% slope.
- Linear links to be provided along waterways where possible.

Reference documents

- Infrastructure Design Manual
- Design Guidelines for Development on Sloping Land, Baw Baw Shire Council