

19/01/2006
VC37

SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO1

CENTRAL CREEK GRASSLANDS RESIDENTIAL AREA NORTH OF DAVIDSON STREET

1.0
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Design objectives

- To ensure that dwellings are designed to reflect the area's interface with the Central Creek Grasslands Reserve.
- To ensure that dwellings are designed to achieve a high standard of passive solar energy efficiency

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 works provided that:

- The building and works are in accordance with the Building Envelope Specifications shown on the Building Envelope Plan No. 1 and Building Envelope Plan No. 2 attached to this schedule.
- Any dwelling shall be designed to achieve a four star energy rating, using the Sustainable Energy Authority of Victoria 'FirstRate' system or equivalent.

An application to construct a building or construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

3.0
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Subdivision

A permit is not required to subdivide land.