

14/12/2017
C150**SCHEDULE 3 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT
OVERLAY**Shown on the planning scheme map as **DDO3**.**LYSTERFIELD URBAN/RURAL TRANSITION AND LYSTERFIELD VALLEY
CONTRIBUTORY AREA****1.0****Design objectives**09/11/2006
C40

- To ensure that residential development reflects the existing subdivision character of the area.
- To ensure that lots are large enough to accommodate development, while retaining natural or established vegetation cover and providing substantial areas for planting and revegetation to occur.
- To minimise site coverage and impervious surface cover to protect environmental values and minimise the visual dominance of development.

2.0**Buildings and works**14/12/2017
C150

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

- The site area covered by buildings must not exceed 40%.
- The site area covered by buildings and impervious surfaces must not exceed 60%.

A permit cannot be granted to construct a building or construct or carry out works which are not in accordance with these requirements.

Meaning of terms

For the purpose of this clause 'site area covered by buildings' includes dwellings and other buildings, outbuildings, verandahs, porches and balconies. It does not include eaves (up to 600mm width), swimming pools, retaining walls, open pergolas, one water tank, fences or service facilities.

For the purpose of this clause 'impervious surfaces' includes all site area covered by buildings, as well as areas covered by concrete, paving, crushed rock, Lilydale toppings (or similar), decks, shadesails, retractable awnings and swimming pools.

3.0**Subdivision**08/12/2016
C152

Land in the Neighbourhood Residential Zone must not be subdivided into lots less than 1000 square metres.

A permit cannot be granted to subdivide land which is not in accordance with this requirement unless:

- the subdivision is in accordance with a permit that was granted on or before 31 October 2006 for development of more than one dwelling (not a dependent person's unit) on a lot; or
- the subdivision includes common property, and the total reduction in the size of lots in the subdivision does not exceed the area of the common property.

4.0**Advertising signs**14/12/2017
C150

None specified.

5.0 Decision guidelines

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None specified.