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SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO2**.

RIDGELINE PROTECTION AREA - B

1.0 Design objectives

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To provide a planning framework for lower density residential development and subdivision.

To ensure that the pattern of subdivision and lot size contributes to the creation of urban precincts with high levels of visual and environmental amenity.

To ensure that subdivision contributes to a coordinated and attractive streetscape.

To provide lots of a size and configuration to allow adequate scope for the retention and development of canopy vegetation in garden settings.

2.0 Buildings and works

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A permit is not required to construct a building or construct or carry out works.

3.0 Subdivision

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Subdivision of land must meet the following requirements:

- Each lot must be at least 864 square metres.
- No more than 5 per cent of the minimum lot size can be derived from a battle axe driveway or similar access way.
- Access ways must be at least 4 metres wide.

These requirements do not apply to the subdivision of an existing lot, if the lot contains two or more dwellings which existed at 16 December 1999, or which were approved before 16 December 1999, and each new lot will contain a dwelling.

A permit cannot be granted to subdivide land which is not in accordance with any of these requirements.

4.0 Decision guidelines

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

- The ability of the subdivision to contribute to the overall low density character of the area.
- The ability of the subdivision to provide for solar access and orientation to all lots.
- The impact of the subdivision on the character of the existing land use and development pattern.
- The ability of the lots to provide the opportunity for the planting and retention of canopy vegetation.