

06/12/2007
C14

SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO1**

RURAL BASED LIVING DEVELOPMENT

1.0 Design objectives

06/12/2007
C14

- To encourage development that protects landscape values.
- To encourage development that provides a high level of residential amenity and a quality rural based living environment.
- To encourage development that has a positive impact on Lake Hume and other watercourses.
- To encourage development that takes account of the constraints and opportunities presented by the land.
- To ensure all development is undertaken in accordance with the Towong Shire Rural Living Guidelines

2.0 Buildings and works

06/12/2007
C14

Buildings and works must be designed and constructed in accordance with the following requirements:

- Building design that responds to the constraints and opportunities of the site.
- No trees to be removed.
- No earthworks to be undertaken without erosion control measures being implemented.
- The colour white shall not be used on any external surfaces. External building materials, colours and textures must blend with the landscape.
- Reflective building materials, such as zincalume or large areas of glass, are not permitted on external surfaces.
- Single storey maximum (split level will be considered subject to design).
- Buildings not to be silhouetted against the sky when viewed from public roads
- Roof pitch is not to exceed 15 degrees.
- Site cut is not to exceed 1 metre.
- Fencing is to be of post and wire construction. All other types of fencing are subject to a planning permit.
- Minimum 20 metre building setback from all boundaries.
- Total floor area of all detached buildings, ancillary to a dwelling, must not exceed 60 square metres.
- No building where slope exceeds 20%.

- Access shall be via a stable all-weather vehicle track for two-wheel drive vehicles from the property boundary to the dwelling.
- Enviro-cycle type on-site effluent control devices are encouraged.
- An application for buildings and works must be accompanied by plans and a report that address the above requirements.
- The responsible authority may consider minor variations to these requirements subject to demonstrated satisfaction of the design objectives and other matters Council must consider for buildings and works at clause 65.01.

3.0 Subdivision

06/12/2007
C14

Subdivision must be designed and constructed in accordance with the following requirements:

- Recognition of the constraints and opportunities presented by the land
- Identification of suitable building envelopes.
- Compliance with the Department Sustainability and Environment's *North East Native Vegetation Strategy*.
- Rehabilitation plans to be submitted to Council and implemented if areas of the land to be subdivided are degraded.
- 5% of the land to be subdivided shall be vegetated or re-vegetated with native indigenous species of flora.
- Vehicle crossings to be located, designed and installed in accordance with Council specifications.
- An application for subdivision must be accompanied by plans and a report that address the above requirements, including a detailed Site Analysis Plan that identifies development constraints and opportunities.
- The responsible authority may consider minor variations to these requirements subject to demonstrated satisfaction of the design objectives and other matters Council must consider for subdivision at clause 65.02.

4.0 Decision guidelines

06/12/2007
C14

Before deciding on an application, in addition to the decision guidelines in clause 43.02- 5, the responsible authority must consider, as appropriate:

- Whether the plans and report accompanying an application satisfactorily address the requirements of the Rural Living development Guidelines.
- The impact of the development on landscape values.