

19/01/2006
VC37

SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY

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

LARGE LOT RESIDENTIAL AREA

1.0

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Design objective

To provide for the subdivision of land into large fully serviced residential lots.

To provide for low density residential development on allotments of a size and design which conserves the existing pattern of vegetation and landscape features of the area.

2.0

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Buildings and works

No permit is required for buildings and works in residential areas subdivided prior to the commencement of this Planning Scheme.

No permit is required for the construction of buildings and works, in areas shown and approved as appropriate for development, on the site analysis at the time of subdivision.

3.0

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Subdivision

All lots should have a minimum subdivision size of at least 2000 square metres and minimum frontage to a road of 22 metres

A permit should not be granted for subdivision unless the land is serviced with reticulated water and sewerage.

An application must be accompanied by a site analysis, documenting the site in terms of landform, vegetation and the relationship to surrounding land, and a report explaining how the proposed subdivision has responded to the site analysis. The report should include:

- The topography of the land.
- Location of existing vegetation.
- Layout of the proposed subdivision including size and dimension of all proposed lots and public open space.
- A notated diagram showing how the subdivision relates to adjacent land uses.
- Location of areas appropriate for the construction of a dwelling and vehicle access on each lot.
- If a staged subdivision, show how the balance of the land is to be subdivided.

Before deciding on an application to use or subdivide land, the responsible authority should consider the protection and enhancement of the natural environment and character of the area including the retention of vegetation and fauna habitat, the need to plant vegetation along waterways, gullies, ridgelines and property boundaries, and the need to reduce the risk of erosion.