

07/11/2019
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SCHEDULE 7 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO7**.

LOW DENSITY RESIDENTIAL ZONE

1.0

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Design objectives

To ensure that the size, density and location of residential lots is responsive to the natural topography of the land to allow for design of buildings and works which will not adversely impact on the amenity of residents and neighbouring residents.

To ensure that design of the subdivision provides an attractive interface to roads on town entrance approaches, residential areas and public open space.

To ensure that waterways are protected and enhanced having regard to the need to improve water quality, improve ecological values and provide open space linkages.

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Buildings and works

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

3.0

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Subdivision

A permit to subdivide land must meet the following requirements:

Township Entry & Access management

Subdivision must be designed to include:

- Where development adjoins a Category 1 Road, any access points need to be minimised, provide attractive interfaces where possible through the use of internal access roads and service lanes to ensure lots have frontages facing Category 1 Roads.

Vehicle crossovers and driveways

- Gradients of vehicle crossovers are to be designed in accordance with Baw Baw Shire Council standards.
- Gradients of internal vehicle driveways are to be designed in accordance with *AS 2890.1 Parking facilities*.

Infrastructure

Design and construction standards for relevant infrastructure shall be in accordance with the background document *Infrastructure Design Manual*.

Topography

- The extent of modification of existing levels and the risk of erosion shall be minimised through consideration of road alignments and the orientation and size of lots.

Waterways

- Linear pedestrian links to be provided along waterways where possible.

Flora and Fauna

- The application must accurately describe natural features of the land and adjoining road reserve including trees and other significant vegetation. Where required, a flora and fauna assessment is required to be prepared by a suitably qualified expert.
- Where required, species surveys are to be prepared, in consultation with the Department of Environment, Land, Water and Planning, and measures required to protect the species identified in the survey.

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Signs

None specified.

5.0

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Application requirements

None specified.

6.0

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Decision guidelines

None specified.