SCHEDULE 18 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO18.

TOWNSHIP ZONE AREAS OF WARBURTON HIGHWAY RURAL TOWNSHIPS

1.0 Design objectives
To provide commercial development at a scale and form consistent with the character of the Warburton Highway townships.

To ensure development has regard to the natural features of the land and is properly designed and sited in recognition of factors such as land slope, vegetation characteristics and other local amenity considerations.

To ensure development has regard to the built form and is designed and sited to maintain overall design consistency with surrounding development and without detriment to the local environment.

To ensure the purpose and subdivision pattern of the Landscape Living 2 Area of the Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan is achieved.

2.0 Buildings and works
A permit is not required to construct a building or construct or carry out works if a permit is not required under the provisions of the Township Zone.

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- Development must limit building heights and bulk, and maintain the dominant presence of the surrounding landscape.
- Development must adopt a ‘rural settlement’ style of building design that uses visually lighter materials and simple design detailing.
- Additions and alterations to existing structures must be in character with the existing structure and avoid excessive change of size or appearance.
- Crossovers are minimised and parking facilities are are not visible from the street.
- The construction of buildings must be carried out in a manner compatible with the maintenance and protection of landscape character, water resources, indigenous and significant exotic flora, and indigenous fauna.

3.0 Subdivision
A permit to subdivide land must meet the following requirements:

- A minimum lot size of 1 hectare, however, a smaller lot may be created by a public authority or utility service provider for a utility installation.
- An average lot yield of 1 lot, to each 2 hectares of site area.
- A maximum lot size of 3 hectares.

A permit cannot be granted to subdivide land which is not in accordance with any requirement in a schedule to this overlay, unless the subdivision realigns the boundary between existing lots, provided no new lot or additional subdivision is created.

4.0 Signs
None specified.
Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A description of the township’s character, streetscape character, natural features and local environment and an explanation of how they influenced the siting, form, massing and design of the proposed building.
- Details of any effect the proposed building may have on views to the surrounding landscape features.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The siting, height and appearance of a building or works, including utility services, vehicle access and parking facilities must not detrimentally affect the landscape qualities of the area.
- The location, size and appearance of vehicle access and parking facilities must not detrimentally affect the streetscape.
- If there is no reticulated sewerage to which the building can be connected to, a development must be capable of on-site treatment of all wastes generated in the building and the disposal on-site of the effluent from the treatment.