

04/04/2014
C124

SCHEDULE 9 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO9**.

RESIDENTIAL AREAS WITH ENVIRONMENTAL VALUE

1.0

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Design objectives

To protect environmental assets within residential areas.

To minimise the impact of development on vegetation.

To minimise the impact of development on coastal character.

To protect and enhance the visual amenity and landscape of the residential areas.

2.0

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Buildings and works

Permit requirement

A permit is not required if the building footprint, including attached balconies or patios, driveways and all paving, is to occupy a maximum of 30% of the lot.

A permit is not required if a minimum of 40% of the lot is to be retained as lawn or landscaping.

A permit is not required for front fencing to a maximum height of 1.5m and a minimum 80% transparency and permeability.

Subdivision

Any subdivision of land should involve the creation of building envelopes for each newly created lot, where relevant.

The building envelopes must be responsive to existing vegetation.

3.0

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Decision guidelines

Before deciding on an application, the responsible authority must consider the following matters, as appropriate:

- The protection of the area for its environmental value.
- The reason for any removal of any vegetation and whether an alternative option can be developed which conserves the vegetation.
- The protection the established treed environment.
- The maintenance of a low level of redevelopment and consolidation.
- The protection of the dominant character of low density, detached housing.

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Application requirements

An application to construct a building or to construct or carry out works must be accompanied by the following information, as appropriate:

- A landscape plan that shows the location, species and height of existing vegetation that is to be retained and/or removed.

References:

Inverloch Design Framework Final Report, CPG Australia Pty Ltd, 2011.