

27/11/2014
C104(Part 1)

SCHEDULE 6 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO6**.

RESIDENTIAL DEVELOPMENT – BLUE ROCK

1.0

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Design objectives

Residential subdivision and buildings are required to meet the following 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 gateway to the town and where appropriate is integrated with Blue Rock Lake enhancing its visual amenity and setting.
- To ensure future buildings and works when viewed from the surface of Blue Rock Lake and the opposite shore, are of high visual amenity and sensitive to its setting.
- 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.
- To ensure that public open space areas are provided in locations which are useable and accessible.

2.0

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Buildings and Works

No permit is required to:

- Construct or carry out works normal to a dwelling with a building height of less than seven metres above natural ground level for wall heights and eight metres for roof heights.

3.0

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Subdivision

Any proposal to subdivide the land shall address the following matters in addition to those required to be addressed in clause 56 - Residential subdivision

Township Entry & Access management

Subdivision must be designed to include:

- Access roads or service lanes to ensure dwellings and fences do not back onto town gateway and Willow Grove township.
- Safe pedestrian and bicycle connections back to the town centre where possible
- Integration of residential areas with Blue Rock Lake reserves with vehicle, pedestrian and visual links. This includes providing for housing orientated towards Blue Rock Lake with road frontage and/or public open space for Water Sensitive Urban Design where possible and practical.

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 Infrastructure Design Manual.

BAW BAW PLANNING SCHEME

Topography and Lot sizes

The extent of modification of existing levels and the risk of erosion shall be minimised through consideration of road alignments, location and design of open space and the orientation and size of lots.

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 and Primary Industries, and measures required to protect the species identified in the survey.

Open Space

- Linear links to be provided along waterways where possible.
- Provide links to adjoining oval and town centre, walkways etc where possible.

Reference documents

- Infrastructure Design Manual
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