

27/11/2014
C104(Part 1)

SCHEDULE 7 TO THE DESIGN AND DEVELOPMENT OVERLAY

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

LOW DENSITY RESIDENTIAL ZONE

1.0

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Design objectives

Residential subdivision is 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 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.

2.0

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Buildings and Works

No permit is required to:

- Construct or carry out works normal to a dwelling.

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:

Where development adjoins a Category 1 Road and 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 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.

BAW BAW PLANNING SCHEME

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.

Reference documents

Infrastructure Design Manual
