

07/12/2006
C70

SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO2**.

HILLS TOWNSHIPS

1.0

19/01/2006
VC37

Design objectives

- To retain and protect the special character of the hills townships.
- To maintain the diversity in lot sizes and ensure that subdivision of land has regard to the existing subdivisional characteristics of the area.
- To ensure that the location and design of buildings protects and enhances the character and natural environment of the area and does not cause detriment to surrounding residents.
- To ensure that any development has regard to the environmental features and constraints of the land.

2.0

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Buildings and works

A permit is not required to construct a building or construct or carry out works provided all of the following requirements are met:

- Any building must be set back at least 10 metres from a Road Zone Category 1, 7.5 metres from a Road Zone Category 2 or any other road, and 2 metres from any other boundary.
- Any building or works must be set back at least 60 metres from a waterway.
- If the building is an extension to an existing dwelling.
- If the building is an outbuilding ancillary to a dwelling, the gross floor area of all outbuildings on the land must not exceed 80 square metres.
- The height of any building must not exceed 7 metres above natural ground level.
- The works must not involve the excavation of land exceeding 1 metre or filling of land exceeding 1 metre and any disturbed area must be stabilised by engineering works or revegetation to prevent erosion.
- The slope of the land on which buildings or works are undertaken must not exceed 20%.
- Building materials must be non-reflective or subdued colours which complement the environment.
- If sewerage is not available, the land must be capable of containing on site all wastewater generated by the use or development.

3.0

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Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Whether the proposed building or works has regard to the natural features of the land and is properly designed and sited in recognition of such factors as the slope of the land, existing vegetation and the amenity of surrounding residents.
- Measures to address environmental hazards or constraints including slope, erosion, drainage and fire.
- Whether the subdivision, building or works contributes to the protection and enhancement of the character and natural environment of the hills townships.