

05/06/2008
C75

SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY

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

CENTRAL CREEK GRASSLANDS RESIDENTIAL AREA NORTH OF BARTROP STREET

1.0

19/01/2006
VC37

Design objectives

- To ensure that dwellings are designed to reflect the area's interface with the Central Creek Grasslands Reserve.
- To enable the reconfiguration of existing lot boundaries to facilitate the development of no more than three dwellings on the land.
- To ensure that aboriginal archaeological issues are considered before development proceeds

2.0

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Buildings and works

Permit requirement

No more than three dwellings may be constructed on land subject to Schedule 2 to the Design and Development Overlay. A permit may not be granted to vary this requirement.

A permit is not required to construct a building or construct or carry out works provided that:

- All buildings and works other than a driveway, boundary fence and landscaping are set back a minimum of 3.0 metres from the alignment of Greig Street.
- Except where dwellings front Bartrop Street, dwellings are orientated and designed so as to provide an outlook over and surveillance of the Central Creek Grasslands Reserve.
- Not more than 50 percent of any northern boundary fence to the Central Creek Grasslands Reserve shall exceed a height of 1.2 metres.
- Before the land is developed with a building or works a programme of monitoring shall be completed involving the removal of grass to a specified depth in the presence of a suitably qualified archaeologist and a member of the Wurundjeri Tribe Land Compensation and Cultural Heritage Council Incorporated, who may make further directions in the event that any archaeological artefacts are discovered, to the satisfaction of the responsible authority.

An application to construct a building or construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

3.0

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Subdivision

A permit is not required to subdivide land.