

04/08/2016
C213

SCHEDULE 24 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO24**.

EAGLEHAWK RESIDENTIAL AREAS

1.0

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Design objectives

To encourage the provision of reticulated services to enable residential development and to minimise the collective impact on the environment.

To protect the environment from adverse impacts resulting from loss of vegetation and inadequate wastewater disposal.

To ensure new lots are suitably sized to enable sustainable residential development.

To protect the amenity of adjacent and nearby public land.

2.0

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Buildings and works

Building and works must meet the following requirements:

Each dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from each dwelling must be treated and retained within the lot in accordance with the State Environment Protection Policy (Waters of Victoria).

Buildings and works should meet the following requirements:

The design and siting of buildings and ancillary services (including wastewater disposal) should be located in cleared areas to minimise the loss of native vegetation.

Development adjacent to public spaces should be designed to avoid overshadowing whilst enabling passive surveillance of the public land.

3.0

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Subdivision

In the absence of reticulated sewerage, an application to subdivide land must include a land capability assessment to the satisfaction of the responsible authority, which demonstrates that each lot is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria).

An application to subdivide land should demonstrate that each lot is of sufficient size to contain a dwelling, outbuilding, and ancillary services (including waste water disposal and fire fighting equipment) within existing cleared areas and with minimal loss of native vegetation.

Lots should be oriented to allow passive surveillance of public land.

4.0

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Decision guidelines

Before deciding on an application to construct a building or construct or carry out works or to subdivide land, in addition to the decision guidelines of Clause 65, the responsible authority must consider, as appropriate:

- In the absence of reticulated sewerage, the ability of the site to treat and retain all wastewater on site considering the soil type and topography of the land.
- The protection of the natural environment and character of the area, including the retention of native vegetation.
- The ability of proposed lots to contain all buildings and services on site with retention of native vegetation.
- Whether adjacent public land is adversely impacted by overshadowing due to buildings or structures.

GREATER BENDIGO PLANNING SCHEME

- Whether the proposed dwelling provides passive surveillance of adjacent public land.