

04/05/2017  
C58**SCHEDULE 14 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO14**.

**Camerons road area****1.0**04/05/2017  
C58**Design objectives**

To provide for limited rural living development in locations that protect the treed landscape values and land capability of the area.

To ensure a building is sited to protect and retain remnant native vegetation and wildlife habitat and the treed landscape values of the land.

To ensure a building is sited to protect the nature conservation values and habitat values of the Lerderderg State Park and the water quality of Goodmans Creek and the Lerderderg River.

To ensure a building used for accommodation is separated by an appropriate distance from a quarry to avoid adverse impacts on the operation of existing extractive industries.

To ensure a building used for accommodation is sited where bushfire risk associated with the site, the immediate area and the broader landscape is mitigated to an acceptable level without adverse impacts on environmental values.

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C58**Buildings and works**

A planning permit is not required for the following buildings and works:

- Any buildings or works associated with the use of an existing dwelling.
- Any buildings or works associated with the existing use of the land for agriculture.

All new buildings must be sited:

- At least 500 metres from the extractive industries as defined by the Special Use Zone Schedule 2. A permit cannot be granted to vary this requirement.
- Within a dwelling envelope, for a building used for a dwelling or dependent person's unit, generally located in accordance with Map 1 to Schedule 14 to Clause 43.02. An alternative dwelling envelope location other than shown in Map 1 to Schedule 14 to Clause 43.02 should meet all of the siting requirements of this clause and be capable of accommodating a defendable space in accordance with Clause 52.47 and Schedule 1 to Clause 44.06 (BMO1).
- At least 100 metres from Goodmans Creek or the Lerderderg River.
- At least 500 metres from the Lerderderg State Park except that a building used for a dwelling or dependent person's units located on Properties A, O and J shown on Map 1 to Schedule 14 to Clause 43.02 may be located within the 500 metre setback to the Lerderderg State Park with the written consent of the Department of Environment, Land, Water and Planning.
- At least 30 metres for a building used for a dwelling or dependent person's unit.
- At least 50 metres for buildings other than those used for a dwelling or dependent person's unit from a road boundary.
- At least 10 metres from other boundaries, and
- To avoid slopes of greater than 20 percent (11 degrees) where possible.

### Notice requirements

Notice of an application must be given in accordance with Section 52(1)(c) of the Act to the person or body specified as a person or body to be notified in the Schedule to Clause 66.06.

### Exemption from notice and review

A permit application for buildings and 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 if the siting requirements detailed in this clause are met.

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### Subdivision

A lot must contain an existing dwelling, or a dwelling envelope located in accordance with Map 1 to Schedule 14 to Clause 43.02.

The formal plan of subdivision submitted for certification must include a restriction showing a dwelling envelope and effluent disposal envelope for each lot and a requirement that all new dwellings are sited within a dwelling envelope. The dwelling envelope must:

- Be at least 500 metres from the extractive industries to the east as defined by the Special Use Zone Schedule 2. A permit cannot be granted to vary this setback requirement.
- Be located generally in accordance with Map 1 to Schedule 14 to Clause 43.02.
- Avoid significant native vegetation.
- Avoid slopes of greater than 20 percent (11degrees) where possible.
- Be at least 100 metres from Goodmans Creek or the Lerderderg River.
- Be at least 500 metres from the Lerderderg State Park except that new dwellings located on Properties A, O and J shown on Maps 1 to Schedule 14 to Clause 43.02 may be located within the 500 metre setback to the Lerderderg State Park with the written consent of the Department of Environment, Land, Water & Planning.
- Be capable of accommodating a defensible space area in accordance with Clause 52.47 and, where applicable, Schedule 1 to Clause 44.06 (BMO1).

An alternative dwelling envelope location other than shown in Map 1 to Schedule 14 to Clause 43.02 may be considered only if it is demonstrated that all objectives and siting requirements of Schedule 14 to Clause 43.02 can be met. Development will not be permitted where a dwelling envelope cannot be located to meet the requirements of Schedule 14 to Clause 43.02 or requires clearing of significant vegetation.

*Note: The dwelling envelopes locations shown in Map 1 indicate the preferred number and location of new dwellings in the area. The dwelling envelopes are sited to minimise the impacts of environmental constraints, comply with the extractive industry buffer and to mitigate bushfire risk from the site, the immediate area and the broader landscape.*

### Notice requirements

Notice of an application must be given in accordance with Section 52(1) (c) of the Act to the person or body specified as a person or body to be notified in the Schedule to Clause 66.06.

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**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65 and Clause 43.02 the responsible authority must consider, as appropriate:

- Whether the proposed development and defensible space, vehicle access and other infrastructure will avoid and minimise the removal of native vegetation.
- Whether the siting and design of proposed development is in keeping with the treed landscape character of the area.
- Whether the proposed development is appropriately sited and designed to provide for sustainable land management and the need to prepare an integrated land management plan which addresses the protection and enhancement of native vegetation and waterways, stabilisation of soil and pest plant and animal control.
- Whether the specified setbacks from the Lerderberg State Park, extractive industry, waterways and lot boundaries have been provided.
- Whether the development provides a dwelling envelope for a building used for accommodation that is sited generally in accordance with Map 1 to Schedule 14 to Clause 43.02.
- Whether the development provides for effluent disposal envelopes for each lot.

**5.0**

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**Reference document**

*Further investigation of proposed 'indicative' building envelopes for the proposed rezoning of properties in Camerons Road, Bacchus Marsh, Terramatrix, June 2015.*

Map 1 to Schedule 14 to Clause 43.02

Dwelling envelope plan

