

19/01/2006
VC37

SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY

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

YARRAMBAT AND YARRAMBAT EXTENSION AREA DESIGN AND DEVELOPMENT AREA

1.0

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Design objectives

To encourage rural residential development of lots at least 1 hectare in size.

To encourage environmentally sound and efficient development of land in accordance with the Yarrambat Local Structure Plan (May 1993) and Yarrambat Extension Area Local Structure Plan, (September 1996) and Plenty Valley Environmental Living Area Siting and Design Guidelines (June 1991).

To ensure adverse impacts of development upon the local drainage system are minimised.

To protect locally indigenous vegetation, and to encourage further planting of locally indigenous vegetation.

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Buildings and works

A lot must not contain more than one dwelling. A permit may not be granted for more than one dwelling per lot.

A permit for subdivision or construction of a dwelling will require that boundary fences are of wire, post and rail construction, or similar open type construction, to ensure that the passage of native fauna is not impeded. This condition may be varied at the discretion of the responsible authority. Tennis court fencing is exempted from this requirement.

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Subdivision

Each lot must be at least 1 hectare, except for lots in Area A in the Plan attached to Schedule 2. A permit may not be granted to create lots smaller than 1 hectare unless the subdivision excises land which is required for a road or to provide a utility service.

For lots within Area A in the Plan attached to Schedule 2 each lot must be at least 2 hectares. The purpose of Area A is to provide a transition between the conservation areas along the Plenty River and the low density residential area to the east. A permit may not be granted for a lot smaller than 2 hectares unless the subdivision excises land which is required for a road or to provide a utility service.

The responsible authority may request by way of a Section 173 Agreement the payment of developer contributions for community facilities and services, roads and road intersections, paths, drainage, landscape reserves and other matters in accordance with the Yarrambat Local Structure Plan, May 1993 or the Yarrambat Extension Area Local Structure Plan, September 1996 (whichever is applicable), in respect of applications to subdivide land that creates one or more additional lots.

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Averaging option

Within The Low Density Residential Zone the responsible authority may grant a permit for lots of at least 0.75 hectare if:

- The average of all lots on the plan of subdivision is at least 1 hectare.
- Any lot is no greater than 1.75 hectare.

Within Area A as shown on the Plan attached to Schedule 2, the Responsible Authority may grant a permit for lots of at least 1.5 hectares if:

- The average of all lots on the plan of subdivision is at least 2 hectares.
- Any lot is no greater than 2.75 hectares.

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Advertising signs

Advertising sign requirements are at Clause 52.05. This overlay is in Category 4 - 'Sensitive Areas'.

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Decision guidelines

Before deciding on an application to subdivide land or to construct a building or construct or carry out works, the responsible authority must consider, as appropriate:

- The Yarrambat Local Structure Plan (May 1993) or Yarrambat Extension Area Local Structure Plan (September 1996) (whichever is applicable). The layout of future road, drainage and pedestrian/cycle/bridle path network will generally be in accordance with that shown in these plans.
- The Plenty Valley Environmental Living Area Siting and Design Guidelines, June 1991.
- The adequacy of measures proposed to minimise off-site stormwater run-off from buildings, access roads, driveways and any other hard standing areas.
- The impact of the proposed subdivision, building or works upon the local drainage system including the Plenty River and its tributaries.
- The need to design subdivisions and site buildings and works to minimise the amount of vegetation to be removed.
- The need to preserve existing locally indigenous vegetation and the desire to require additional planting of locally indigenous vegetation, especially where vegetation is to be removed to facilitate subdivision or development.
- The need to minimise the impact of the development upon the local landscape.
- The need to require building envelopes to be determined at the time of subdivision as a means of minimising the impact of future development of the land upon the local environment, landscape and drainage system.
- The co-ordination of subdivision and development with subdivision and development of adjacent land.
- The adequacy of the building setback or subdivision design to allow for future widening and/or realignment of Yan Yean Road.

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References

- Yarrambat Local Structure Plan (May 1993)
- Yarrambat Extension Area Local Structure Plan, (September 1996)
- Plenty Valley Environmental Living Area Siting and Design Guidelines (June 1991)

PLAN TO SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY

