

23/02/2012
C74

SCHEDULE 3 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO3**.

PLENTY RESIDENTIAL

1.0

Design objectives

19/01/2006
VC37

To provide for large lot serviced residential use and development.

To protect and enhance the environmental qualities of the area.

To encourage fully serviced residential development on a variety of lot sizes generally ranging from 1,000 square metres to 2,000 square metres.

To provide for the logical and orderly development of the area in accordance with the Plenty Valley Environmental Living Area Outline development Plan, March 1992, and Siting and Design Guidelines, June 1991.

To ensure new subdivision occurs only when full reticulated services are available.

To ensure development is compatible with the landscape and natural environment and with the conservation values of the area.

To conserve native vegetation where possible.

To encourage the replacement of existing vegetation where it is removed for buildings and works with suitable indigenous species.

2.0

Buildings and works

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

A permit is not required for the use and development of a single dwelling.

Buildings must be set back a sufficient distance to allow for the future widening and/or realignment of Yan Yean Road.

A building used for a place of worship shall have:

- a maximum gross floor area of 180 square metres;
- a maximum site area of 1,200 square metres;
- access to, or adjoin, road in a Road Zone.

3.0

Subdivision

19/01/2006
VC37

Each lot must be at least 1,000 square metres.

A permit may not be granted to create lots smaller than 1,000 square metres unless:

- the subdivision excises land which is required for a road or to provide a utility service.
- the subdivision is the re-subdivision of existing lots and no additional lots are created.

New lots created for the construction of a dwelling must be connected to reticulated water, sewerage and drainage. Where reticulated services are not available a permit may be granted for the creation of a new lot subject to:

- a Section 173 Agreement between the owner of the land and the Council requiring that the dwelling will be connected to reticulated services when made available to the land; and
- each lot being capable of treating and retaining all wastewater on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.

Applications for subdivision of land should be accompanied by a plan which shows the location of significant vegetation on the site (including approximate height and species), proposed building envelopes and driveways to the envelopes. The length, width and height of building envelopes should be specified.

4.0

Decision guidelines

19/01/2006
VC37

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

- The availability of, and likelihood of connection to, reticulated sewerage and water infrastructure.
- The Plenty Residential Local Structure Plan when complete.
- 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 habitat links, 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, significant trees, landscape and drainage system.
- The landscape treatment or other methods of addressing land abutting the Environmental Rural Zone.
- 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.
- Any existing Section 173 Agreement affecting the land.