

19/01/2006
VC37

SCHEDULE 11 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO11**.

RODGER PLACE, BUSHFIELD

1.0

19/01/2006
VC37

Design objective

To set subdivision parameters:

- To ensure the proper protection and management of the existing lot density, pattern and rural residential amenity of the area.
- To protect the local environment and significant views.
- To provide generous separation between dwellings to enable revegetation of the landscape.

2.0

19/01/2006
VC37

Subdivision

An application to subdivide land should meet the following requirements:

- All lots in the proposed subdivision are required to have an average lot size of 1ha;
- Each lot should be capable of containing a rectangle measuring 40 metres by 60 metres.

3.0

19/01/2006
VC37

Decision Guidelines

Before deciding on an application the responsible authority will consider:

- Any policies listed in the Local Planning Policy Framework which may be applicable to the land including:
 - Bushfield and Woodford;
 - Rare & Threatened Species,
 - Potential for Groundwater Recharge,
 - Steep Land,
 - Hilltop and Ridgeline Protection, and
 - Building Construction in Low Density Residential and Rural Living Zones.