

19/01/2006
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SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the Planning Scheme Map as **DDO4**

EYNESBURY STATION RURAL AREA

1.0

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Design Objectives

To ensure that the rural areas of Eynesbury Station are managed and developed to maintain and enhance agricultural productivity.

To ensure any subdivision or dwelling approval only occurs where a demonstrated need is established in relation to an agricultural purpose and activity.

2.0

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Buildings and Works

Permission is not required to construct a building or construct or carry out works except for a dwelling.

Buildings and works for a dwelling may only be approved where a need is demonstrated that it is required to facilitate the agricultural use and development of the land.

A dwelling must be sited and designed and include appropriate landscape treatments to minimise its impact on the visual amenity of the area.

Buildings and works for a dwelling is exempt from the notice requirements of Section 52(1)(a), 9b) and (d), the decision requirements of Section 60(1), (2) and (3) and the appeal rights of Section 82(1) of the Act.

3.0

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Subdivision

Any proposed subdivision must be in association with an agricultural or related rural purpose.

4.0

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Advertising Signs

None specified.

5.0

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Decision Guidelines

In consideration of proposals for a dwelling or subdivision the Responsible Authority must consider as appropriate:

- The objectives and relevant details of the Eynesbury Station Incorporated Plan, September 2001.
- The desire to enhance and diversify agricultural productivity in the area.
- The need to protect areas of environmental significance and undertake appropriate weed, pest and related management programs.
- Minimising the visual impact of development within the rural landscape.