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C134

SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO5**.

LEAST CHANGE AREAS

1.0

Design objectives

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To provide a planning framework to guide limited residential development and subdivision

To protect the special features and unique character of these areas from increased dwellings

To ensure development is at a scale consistent with the unique character of the foothills and rural townships and enhances neighbourhood character as defined in the associated Significant Landscape Overlay

Buildings and Works

To minimise the area covered by buildings and impervious surfaces. This will be achieved by:

- Retaining sufficient areas around buildings for landscape planting - including mature species, consistent with the defined character of the foothills and rural areas
- Ensuring open space /setbacks around dwellings are of sufficient size to accommodate usable private open space and maintain the established pattern of development in the street
- Ensuring the setbacks, site coverage and design enable efficient use of the site, while recognising the amenity of the surrounding residents
- Retaining significant unpaved areas for informal drainage to improve stormwater quality and overall health of the catchment

To ensure new development avoids visual dominance by minimising bulk and scale

To minimise vehicle access and dominant car storage facilities at the front of properties

To ensure new development enhances the preferred neighbourhood character identified in the associated Significant Landscape Overlay Schedule 22.

To retain single dwellings as the predominant form of development

Subdivision

To ensure future subdivision creates lots large enough to accommodate new development while retaining natural and established vegetation cover

To provide lots with substantial areas for planting and regeneration to occur including for mature trees on each lot

To allow for smaller lots provided the site coverage is consistent with Section 2 of this clause and provided no net increase in site cover occurs as a result of subdivision.

2.0

Buildings and works

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A permit is not required under the provisions of this overlay if all the following are met:

- There is only one dwelling per lot or if two or more dwellings occur on a lot, a density of one dwelling per 1000m² is not exceeded.
- The total area of the site covered by buildings does not exceed 30%.

- The total area of the site covered by buildings and impervious surfaces does not exceed 50%.

A permit may be granted for buildings in excess of 30% site cover or buildings and impervious surfaces in excess of 50% site cover provided the design objectives of this Clause are met. This does not apply for permit applications for more than one dwelling on a lot.

Buildings and works described at Clause 62.02 -2 are exempt from this provision.

Buildings and works that do not increase the total site coverage are exempt from this provision.

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Subdivision

Subdivision of land must meet the following requirements:

- Each lot must be at least 1000m².
- Smaller lots can be considered when subdividing a site greater than 2000m² provided:
 - The average size of lots created by the subdivision must be at least 1000m².
 - No new lot created by the subdivision is less than 500m².
- A smaller lot can be created by a public authority or utility service provider for a utility installation.

A permit cannot be granted to subdivide land which is not in accordance with any of these requirements unless:

- The subdivision realigns the boundary between existing lots, provided no new lot or additional subdivision is created.

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Decision Guidelines

Before deciding on an application, the responsible authority must consider as appropriate:

- The design objectives of this schedule.
- Consistency with the relevant statement of nature and key elements of landscape and landscape character objectives contained in the corresponding Significant Landscape Overlay Schedule 22.
- The need for subdivision applications to include development proposals.
- Whether a reasonable proportion of the lot is free of buildings and available for tree planting, landscaping, informal runoff and private open space use.
- Whether the dimension and configuration of the secluded private open space provide a practical and useable space.
- Whether the proposed building is set back a reasonable distance from the property boundaries to provide for landscaping and open space.
- Whether proposed buildings retain an inconspicuous profile and do not dominate the landscape.
- Whether crossovers are minimised and parking facilities are provided at the rear of the dwellings or are not visible from the street.
- The impact of any proposed subdivision and development on the conservation of trees and permeable areas.

5.0 Transitional Arrangements

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The requirements of Clause 3.0 of Schedule 5 do not apply to any application for subdivision of more than one dwelling on a lot (not including a dependent persons unit) or a permit allowing the construction of more than one dwelling on a lot before the approval date of the planning scheme that introduced this schedule into the planning scheme.

The provisions of the transitional arrangements expire on 16 May 2015.

6.0 References

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Yarra Ranges Housing Strategy 2009