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C31

SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO1**.

LOT 1 PS 317374, 396 BACK POREPUNKAH ROAD, BRIGHT

1.0

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Design objectives

- To provide for the subdivision of land into fully serviced residential lots.
- To ensure that development is consistent with the density and character of the area.

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Buildings and works

Requirements

A permit is not required for:

- The alteration or extension of an existing dwelling that is less than 50% of the floor area of the existing dwelling.
- A building or works with a floor area of less than 100 square metres that is ancillary to a dwelling and not used for accommodation.
- A rainwater tank with a capacity of less than 20,000 litres.
- An internal or rear fence provided the design requirements in this schedule are met.

A permit is required to construct a fence along the Back Porepunkah Road and golf course frontage.

A permit may be granted to construct a building or carry out works if the following requirements are met:

Building Setbacks

All buildings are setback at least:

- 10 metres from any lot boundary abutting the Back Porepunkah Road reserve and/or rail trail.

Dwelling density

The density of dwellings does not exceed one dwelling per lot.

Fences

All fences are less than 1.8 metres high.

Solid fences abutting the Back Porepunkah Road reserve and/or rail trail are setback at least 5 metres from the boundary or alternatively are of an open style design and construction.

Landscaping

The setback area between any solid fence and the Back Porepunkah Road reserve and/or rail trail boundary is landscaped to screen the fence to the satisfaction of the responsible Authority.

Access

Lots must not have direct access to the Back Porepunkah Road except for any lot created for a dwelling existing on the approval date of this provision.

Tourist development

Buildings and works associated with any tourist development will be subject to the application requirements and decision guidelines as specified under the applicable zone.

Application Requirements

An application for buildings and works must be accompanied by, where appropriate, the following plans and reports to the satisfaction of the responsible authority:

- Fully scaled and dimensioned site plans showing existing and proposed conditions;
- Fully scaled and dimensioned elevations and floor plans;
- A design response that identifies and assesses:
 - How the development responds to the site;
 - Neighbourhood details;
 - Features and characteristics of the site;
 - How the development derives from and responds to the neighbourhood and site description;
- A landscape plan; and
- Identification and assessment of all relevant planning scheme requirements.

Exemption from Notice and Review

An application to construct a building or construct or carry out works which conform with the requirements of this schedule is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

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Subdivision

Requirements

A permit may be granted to subdivide land if the following requirements are met:

- An overall development plan is prepared to the satisfaction of and approved by the responsible authority prior to the subdivision of land.
- An average lot size of 1000m² is maintained.
- The land is serviced with reticulated water and sewerage.
- All lots have frontage and access to a road other than the Back Porepunkah Road except for any lot created for a dwelling existing on the approval date of this provision.

A permit cannot be granted to vary the average lot size of 1000 square metres.

Application Requirements

An application for subdivision must be accompanied by a site analysis, documenting the site in terms of landform, vegetation and the relationship to surrounding land, and a report explaining how the proposed subdivision has responded to the site analysis. The report should include:

- The topography of the land.
- Location of existing vegetation.
- Layout of the proposed subdivision including size and dimension of all proposed lots and public open space.
- Location of areas appropriate for the construction of a dwelling
- Location of vehicle access to each lot.
- A traffic assessment that includes existing traffic details, traffic generation, impact of increased traffic and traffic management from the development construction phase onwards;
- How the balance of the land is to be subdivided if the subdivision is proposed to be staged.

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Decision guidelines

Before deciding on an application, the Responsible Authority must consider:

- the design objectives and requirements of this schedule.