

09/06/2011
C122

SCHEDULE 9 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO9**

AXEDALE TOWNSHIP STRUCTURE PLAN

1.0

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Design objectives

To maintain the character of Axedale as a village in a bushland setting.

To preserve the low density character of residential areas in Axedale.

To ensure residential development retains native vegetation.

To ensure that subdivisions are designed to allow buildings to be integrated with their site and the surrounding area.

2.0

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Buildings and works

A permit is not required to construct a building or construct and carry out works for the following:

- A new dwelling or new outbuilding provided it is connected to reticulated sewerage and drainage, where available. Where reticulated sewerage infrastructure cannot be provided, soil and water reports must be submitted demonstrating compliance with State and Local policies on effluent and stormwater disposal.
- Extend or alter an existing dwelling or outbuilding.

3.0

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Subdivision

The minimum subdivision area is 1500m².

A permit may be granted to subdivide land which is not in accordance with the minimum subdivision area if the subdivision is the re-subdivision of existing lots and the number of lots is not increased.

Curvilinear road alignments should be used for new roads to avoid or minimize the removal of native vegetation. Cul de sacs should be avoided.

Rural profiles with open swale drains should be used to ensure an open informal image consistent with the bushland setting of the area.

Native trees and understorey vegetation should be planted along road reserves as a condition of any subdivision permit.

4.0

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Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 43.02, the responsible authority must consider:

- The existing character of the area.
- Whether the subdivision design and layout provides for the retention and protection of existing native vegetation.
- Any vegetation management plan that has been approved for the area.
- The recommendations of the Axedale Township Structure Plan 2009.