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SCHEDULE 34 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO34**.

LOW DENSITY RESIDENTIAL ZONE PRECINCT AT CURLETTS ROAD, FOREST ROAD NORTH, OSTERLUND COURT AND WINDERMERE ROAD, LARA

1.0

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Design objectives

To facilitate the orderly lower density residential development of the area.

To ensure the rural-edge feel of Lara is retained through the low density development of the area.

To ensure that subdivision of the area adequately responds to the environmental and physical features of the land including management of stormwater and flooding.

2.0

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Buildings and works

Permit requirements

A permit is not required to construct a building or construct or carry out works.

3.0

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Subdivision

Permit requirements

A permit is required to subdivide the land.

Subdivision of land should meet the following requirements:

- Avoid the use of battleaxe lots and common property where practical.
- Minimise the number of vehicle crossings within the existing road network. This may result in shared crossings/accessways, and the relocation of existing crossings, where necessary.
- Each lot must be capable of supporting a building envelope and wastewater disposal envelope outside the 1 per cent AEP flood event, where relevant.

4.0

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Signs

None specified.

5.0

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Application requirements

Subdivision

An application must be accompanied by the following information to the satisfaction of the Responsible Authority:

- A Stormwater Management Plan for land designated as flood prone including the following minimum information:
 - Site analysis (feature survey, identification of existing drainage system in and adjacent to the site, existing services, other constraints);
 - Proposed point of discharge for all lots;
 - Details of proposed cut/fill;
 - Identification of any additional easements required; and
 - Identification of any off-site works required to drain the lots.

6.0

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The design objectives and requirements of this schedule.
- The susceptibility of future development to flooding and flood damage.