

19/01/2006
VC37

SCHEDULE 7 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO7**.

NORTHERN GATEWAY AREA

1.0

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Design objectives

To provide a planning framework for lower density residential development and subdivision.

To ensure that the pattern of subdivision and lot size contributes to the creation of an urban-rural interface precinct with a high level of visual and environmental amenity.

To ensure that subdivision contributes to a coordinated and attractive streetscape.

To provide lots of a size and configuration that allow adequate scope for the retention and provision of indigenous vegetation and canopy in garden settings.

To ensure that structures do not dominate the treed landscape and are compatible with the character of the site.

To ensure a high standard of design in any new building.

To ensure that any new building respects its neighbouring rural and urban environment.

To ensure that new development contributes to a high standard of landscape design.

2.0

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Buildings and works

All buildings must be set back at least 9 metres from Warrandyte Road.

The ground floor area (site coverage) of all buildings on a lot must not exceed 40 percent of the area of the lot.

3.0

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Subdivision

Subdivision of land must meet the following requirements:

- Each lot must be at least 1,500 square metres.
- No more than 5 per cent of the minimum lot size can be derived from a battle axe driveway or similar access way.
- Access ways must be at least 4 metres wide.

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

4.0

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Decision guidelines

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

- The ability of the subdivision to contribute to the overall urban-rural interface character of the area.
- The ability of the subdivision to provide for solar access and orientation to all lots.
- The impact of the subdivision on the character of the existing land use and development pattern.
- The ability of the lots to provide the opportunity for the retention and planting of canopy vegetation.
- The need to encourage building and landscape design which is in keeping with the rural character of Warrandyte Road.
- Whether the location, bulk, outline and appearance of the buildings or works will be in keeping with or enhance the vista from Warrandyte Road.