

19/01/2006
VC37

SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY

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

BENCES ROAD AREA

1.0

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Design objectives

- To encourage development which protects the visual and aesthetic values of the skyline when viewed from the Bacchus Marsh Valley.
- To encourage development which protects the views from lots in the Bences Road Precinct.
- To encourage development which minimises visual impacts and intrusions on the landscape.
- To encourage development which provides for and maintains a rural residential character and ambience.
- To ensure that environmental impacts are minimised through the use of low impact construction methods for roads and drains and other utility services.
- To discourage development which is inconsistent with maintaining a high quality and attractive living environment.
- To discourage development which could have an adverse effect on the adjoining Long Forest area.
- To encourage development that is in accordance with the “Bences Road, Bacchus Marsh Outline Development Plan” prepared by Chris Dance Land Design Pty Ltd and Contour Constructions Pty Ltd.

2.0

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Buildings and works

A planning permit is not required to construct a dwelling and buildings ancillary to a dwelling if all the following requirements are met:

- The lot is 0.75ha or greater.
- The dwelling is connected to a reticulated sewerage system.
- The dwelling is connected to a potable water supply.
- An all-weather vehicular access is provided from the road to the dwelling to the satisfaction of the responsible authority.
- The dwelling and ancillary buildings do not exceed 5.4 metres in height above natural ground level to the highest point excluding chimneys, flues, antennae and the like.
- The external wall and roof cladding is of non-reflective materials to the satisfaction of the responsible authority.
- The dwelling and ancillary buildings are contained within the building envelope specified for the lot as shown on the plan forming part of the land subdivision permit.
- The dwelling and ancillary buildings are erected on a lot forming part of a subdivision which is covered by an approved Local Development Plan forming part of the subdivision permit which enabled creation of the subject lot, provided that the house is in accordance with that approved Local Development Plan.

No permit is required to construct a fence on a property boundary, or internal fencing if the following requirements are met as appropriate:

- The fence is a rural post and wire type (including wire netting), not exceeding 1.5metres in height.
- The fence is constructed in accordance with building regulations to enclose a swimming pool.

- The fence is constructed in accordance with the Code of Practice - Private Tennis Court Development, August, 1996.

3.0

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Subdivision

An application to subdivide land must be accompanied by the following information, as appropriate:

- A report stating how the proposed subdivision achieves the longer term objective of maintaining the Bences Road precinct as a high quality, attractive living environment.
- A report stating how the proposed subdivision responds to the decision guidelines detailed in this schedule.
- The boundaries and dimensions of the existing site.
- The boundaries and dimensions of the proposed subdivision and lots within the subdivision.
- Adjoining roads.
- The location of buildings on adjoining land.
- Each lot must be at least 0.75ha in area, with the average lot size of the subdivision to be 1ha or greater. Lots in excess of 2.25ha must be excluded from average lot size calculations.

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Decision guidelines

Before deciding on an application to develop or subdivide land, the responsible authority must consider:

- The State Planning Policy Framework, the Local Planning Policy framework including the Municipal Strategic Statement and any local planning policies.
- Whether the proposed subdivision will enhance Bences Road as an area of a high quality and attractive living environment.
- Whether the proposed development adversely affects skyline and landscape values.
- Whether the proposed development maintains the rural residential ambience of Bences Road.
- The effect of the proposed development on the amenity of surrounding properties.
- The impact of the proposed development on the Long Forest Road Precinct.