

14/01/2016  
C48(Part 1)

## **SCHEDULE 26 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO26**.

### **MOUNT SHADWELL VIEW PROTECTION AREA**

#### **1.0**

14/01/2016  
C48(Part 1)

#### **Design objectives**

To protect and conserve the valued views of Mount Shadwell from intrusive development.

To maintain and strengthen the low density residential environment of the locality.

To ensure that development recognises the existing infrastructure capacity and does not generate demand for extensive upgrades of infrastructure.

#### **2.0**

14/01/2016  
C48(Part 1)

#### **Buildings and works**

A permit is not required:

- To construct a single dwelling on a lot.
- To alter or extend an existing dwelling.

#### **3.0**

14/01/2016  
C48(Part 1)

#### **Subdivision**

On land bound by Prentices Lane, Waggs Lane, Mortlake-Ararat Road and Mill Street, each lot should be at least 2000 square metres.

On land bound by Prentices Lane, Cairnlea Lane, Mortlake-Ararat Road and Waggs Lane, each lot should be at least 1 hectare.

#### **4.0**

14/01/2016  
C48(Part 1)

#### **Decision Guidelines**

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

- The effect of any proposed subdivision or development on the environment and landscape values of the area including the impact on the views of Mount Shadwell.
- The effect of any proposed subdivision or development on the existing infrastructure capacity of the area.

#### **Reference Document**

Mortlake Urban Design Framework (April 2010) (Adopted 2015)