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SCHEDULE 26 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

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

MOUNT SHADWELL VIEW PROTECTION AREA

1.0

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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

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Buildings and works

A permit is not required to:

- Construct a single dwelling on a lot.
- Alter or extend an existing dwelling.

3.0

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Subdivision

A permit to subdivide land must meet the following requirements:

- 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

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Signs

None specified.

5.0

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Application requirements

None specified.

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 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.

7.0

Background document

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