

23/01/2014  
C56

## **SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO5**.

### **FORMER SWAN HILL TECHNICAL SCHOOL OVAL**

#### **1.0**

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#### **Design objectives**

To ensure that future subdivision provides for lower density residential lots.

To provide for the orderly development of interface land between the General Residential Zone and the Low Density Residential Zone.

#### **2.0**

11/12/2008  
C29

#### **Buildings and works**

A permit is not required to construct or carry out:

- A building or works associated with a single dwelling or outbuildings ancillary to a dwelling.

Buildings and works must be constructed or carried out in accordance with the following requirements:

- There must be only one dwelling on each lot. This does not apply to a dependent persons unit.
- The building must not be a relocated building or moveable structure. This does not apply to a dependent persons unit.
- All buildings must be constructed of new materials.
- The minimum distance of external walls of all buildings, including outbuildings from site boundaries must be:-
  - from front street boundary, 6 metres;
  - from side street boundary, 3 metres.

#### **3.0**

11/12/2008  
C29

#### **Subdivision**

The subdivision of the entire parcel of land comprising Lot 1, PS 602520S and Lot 1, LP 113013, must not yield more than sixteen (16) residential lots. Fourteen (14) of the lots must have an area of between 1100m<sup>2</sup> and 1650m<sup>2</sup>.

A permit may only be granted to create smaller lots if:

- The subdivision excises land which is required for a utility service.
- The subdivision is the minor re-alignment of existing lot boundaries and no additional lots are created.

#### **4.0**

11/12/2008  
C29

#### **Exemption from notice and review**

An application for subdivision is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.