

19/01/2006  
VC37

## **SCHEDULE 11 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO11**.

### **RODGER PLACE, BUSHFIELD**

#### **1.0**

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#### **Design objective**

To set subdivision parameters:

- To ensure the proper protection and management of the existing lot density, pattern and rural residential amenity of the area.
- To protect the local environment and significant views.
- To provide generous separation between dwellings to enable revegetation of the landscape.

#### **2.0**

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#### **Subdivision**

An application to subdivide land should meet the following requirements:

- All lots in the proposed subdivision are required to have an average lot size of 1ha;
- Each lot should be capable of containing a rectangle measuring 40 metres by 60 metres.

#### **3.0**

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#### **Decision Guidelines**

Before deciding on an application the responsible authority will consider:

- Any policies listed in the Local Planning Policy Framework which may be applicable to the land including:
  - Bushfield and Woodford;
  - Rare & Threatened Species,
  - Potential for Groundwater Recharge,
  - Steep Land,
  - Hilltop and Ridgeline Protection, and
  - Building Construction in Low Density Residential and Rural Living Zones.