

24/09/2009
C123**SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO1.

LOW DENSITY RESIDENTIAL**1.0**19/01/2006
VC37**Design objectives**

- To ensure that the location and design of buildings creates an attractive low density residential environment.
- To ensure that any development has regard to the environmental features and constraints of the land.
- To ensure that the subdivision of land has regard to the existing pattern of subdivision in the area.

2.024/09/2009
C123**Buildings and works**

A permit is not required to construct a building or construct or carry out works provided all of the following requirements are met:

- Any building must be located within a building envelope specified on the endorsed plan which forms part of the planning permit for subdivision which created the lot.
- Any building must be set back at least 30 metres from a Road Zone Category 1, 20 metres from a Road Zone Category 2, 10 metres from any other road, and 5 metres from any other boundary unless the location of the building is within an approved building envelope.
- Any building or works must be set back at least 60 metres from a waterway.
- If the building is an extension to an existing dwelling.
- If the building is an outbuilding ancillary to a dwelling, the gross floor area of all outbuildings on the land must not exceed 120 square metres.
- Building materials must be non-reflective or subdued colours which complement the environment.
- The height of any building must not exceed 7 metres above natural ground level.
- The works must not involve the excavation of land exceeding 1 metre or filling of land exceeding 1 metre and any disturbed area must be stabilised by engineering works or revegetation to prevent erosion.
- The slope of the land on which the buildings and works are undertaken must not exceed 20%.
- The buildings and works must not result in the removal or destruction of native vegetation (including trees, shrubs, herbs, sedges and grasses) within an area of botanical or zoological significance as shown on the mapped information provided by the Department of Natural Resources and Environment, with the exception of Sweet Pittosporum (*Pittosporum undulatum*).

3.019/01/2006
VC37**Decision guidelines**

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

- The Land Capability Study for the Cardinia Shire (February 1997).
- The protection and enhancement of the natural environment and character of the area including the retention of remnant vegetation and habitat, and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.
- The impact of any buildings and works on areas of remnant vegetation, and habitat of botanical and zoological significance.
- The impact of proposed buildings and works on the landscape character of the area, including prominent ridgelines and significant views.
- Measures to address environmental hazards or constraints including slope, erosion, drainage, salinity and fire.
- The protection of waterways and water quality through the appropriate management of effluent disposal, erosion and sediment pollution.