

18/06/2009
C55**SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO4****COASTAL TOWNS: SKENES CREEK, KENNETT RIVER, WYE RIVER AND SEPARATION CREEK****1.0 Design objectives**18/06/2009
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To achieve the neighbourhood character Vision for the townships and Preferred Character of each Precinct as identified in the Municipal Strategic Statement and in the Skenes Creek, Kennett River, Wye River and Separation Creek Neighbourhood Character Study, Planisphere, 2005.

To ensure that lot sizes are sufficient to accommodate adequate vegetation, including substantial trees, dwellings that meet the township's Visions and Preferred Character, and provide space for wildfire management requirements.

2.0 Buildings and works08/02/2007
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A permit is not required to construct a building or carry out works.

3.0 Subdivision18/06/2009
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A new lot must have the following minimum lot size in the relevant Precinct as shown:

PRECINCT	MINIMUM LOT SIZE (SQ.M.)	AVERAGE LOT SIZE IF 4 OR MORE THAN 4 LOTS CREATED (SQ.M.)
Wye River 1	800	900
Wye River 2	800	1000
Kennett River 1	600	700
Kennett River 2	900	1000
Separation Creek 1	600	700
Skenes Creek 1	800	900
Skenes Creek 2	600	700

The above requirements cannot be varied with a permit.

Lots created by a subdivision must:

- Provide for a dwelling or dwellings that will meet the Vision for the township, the preferred character of the Precinct and associated design guidelines; and
- Where creating a battle-axe style lot, not include the area of any driveway in the lot area calculations; and
- Where creating new streets, incorporate layout and public domain features, such as street trees and kerbing that meet the township Vision and preferred character of the Precinct.

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C22**Decision guidelines**

Before deciding on an application the responsible authority must consider:

- The impact of the proposed development on the achievement of the Vision for the township, Preferred Character of the relevant Precinct and associated design guidelines.

5.0 Reference Documents

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Skenes Creek, Kennett River, Wye River and Separation Creek Neighbourhood Character Study, Planisphere 2005, including Precinct Brochures.

6.0 Precinct Maps

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Map 1 – Skenes Creek



Map 2 – Kennett River



Map 3 – Wye River & Separation Creek