

19/01/2006  
VC37

## **SCHEDULE 10 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO10**.

### **66 CREIGHTON STREET AND 250 ALBATROSS ROAD, KALIMNA**

#### **1.0**

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#### **Design objectives**

To ensure that the design and built form of all new development adequately takes account of and is compatible with the existing special character, appearance and amenity of the area.

To ensure that the subdivision of the land has regard to water sensitive urban design principles.

To ensure that the subdivisional layout promotes energy efficiency and minimises the extent of earthworks required to accommodate roads and other services.

To protect and enhance the existing environmental and visual characteristics of the land.

To provide for residential development of the land incorporating a component of medium density development.

#### **2.0**

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#### **Buildings and works**

No permit is required to construct a building or construct and carry out works.

#### **3.0**

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#### **Subdivision**

A permit is required to subdivide land.

Subdivision of the land must:

- Provide for no more than 20 lots.
- Be generally in accordance with the Plan of Subdivision prepared by Contour Design Australia Pty Ltd (Reference SK-02) dated August 2002.

#### **4.0**

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#### **Decision guidelines**

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

- The design objectives of this schedule.
- The need for a Section 173 Agreement to implement or control future use and maintenance of the land to achieve the design objectives, such as:
  - to manage the future development of each lot in relation to siting, fencing, removal of trees, energy efficiency, environmental sustainability.
  - any special requirements in relation to planting, revegetation, rehabilitation or fencing on the land.
  - any measures which may be necessary to address potential land degradation, sedimentation or nutrient transfer issues arising principally from the construction of buildings on the land.
  - ensuring that the design, siting and building materials of any proposed building are consistent with maintaining and enhancing the visual amenity of the area.
  - any measures required to maintain common areas and sensitive natural areas adjoining, particularly in relation to weed control.
- The extent of all proposed landscape areas, including the retention of existing vegetation, where practical, as well as the integration of the development into the landscape and foreshore.
- The need to provide appropriate vehicular and pedestrian access to the adjoining Crown land.
- The availability of sewerage reticulation to serve each allotment.