

13/10/2016
C112**SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO4**.

Langwarrin Rural Residential Area**1.0**19/01/2006
VC37**Design objectives**

To maintain and enhance the well vegetated, rural residential character of land around the fringe of Langwarrin in recognition of its contribution to housing diversity and its landscape quality.

To ensure that development densities are consistent with the landscape character of the area.

To ensure that new development responds to established and preferred landscape character and built form in terms of building height, scale and siting.

To protect water quality, particularly in the Western Port catchment.

2.013/10/2016
C112**Buildings and works**

A permit is not required to construct a building or carry out works:

- Navigational aids.
- A radio mast.
- A television antenna.
- A television mast associated with a building.
- The development of public land by or on behalf of a public land manager.
- A single dwelling, dependent persons unit or ancillary outbuildings, provided the following are met:
 - Buildings are setback at least 20 metres from any road frontage and 10 metres from any other boundary.
 - Any building does not exceed 7 metres in height.
 - The total floor area of all outbuildings does not exceed 100 square metres.
 - There is only one dwelling on the lot or one dwelling and a dependent person's unit. This cannot be varied with a permit.
 - The external finishes of all buildings are of muted natural colours and tones that are consistent with the surrounding landscape.
- Earthworks which involve the receipt, importation, stockpiling or placement of less than 100 cubic metres of fill.
- Earthworks which do not change the rate of flow or the discharge point of water across a property boundary.
- Earthworks which do not increase the discharge of saline groundwater.

Any buildings or works must not exceed 9 metres in height unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the height must not exceed 10 metres. This cannot be varied with a permit.

3.0

19/01/2006
VC37

Subdivision

Any lot in a subdivision must be at least 1 hectare and all lots must be large enough to cater for year round on-site waste disposal.

Any subdivision proposal must be supported by information that demonstrates that year round disposal of effluent can be achieved within the lot boundaries.

Smaller lots may be created if required for public use by a government department, public authority or Council.

These requirements cannot be varied with a permit.

4.0

29/01/2009
C24

Decision guidelines

Before deciding on an application the responsible authority must consider:

- The appropriateness of the subdivision, buildings or works having regard to the Preferred Neighbourhood Character statement for the area, and land capability, including land form, slope, drainage and the presence of remnant vegetation.
- The impact of the subdivision, building or works on the landscape quality of the area.
- The extent to which the proposed development meets the objectives and design responses contained in the relevant Neighbourhood Character Study Character Statement precinct brochure for the area.

Before deciding on an application for development that exceeds 7 metres in height, the responsible authority must consider whether the additional height is justified due to the need for a particular roof form or architectural feature that assists in achieving the preferred neighbourhood character of the area, or the objectives and design responses contained in the relevant Neighbourhood Character Study Character Statement precinct brochure for the area.