

19/01/2006
VC37

SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO2

LOCKWOOD SOUTH RURAL LIVING AREA

1.0

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Design objectives

To ensure an attractive rural living development which sets and maintains high standards of layout, design, presentation and environmental performance.

To improve the environment and quality of water in the watercourses.

To maintain existing stands of native vegetation.

To minimise the environmental damage associated with the construction of roads, dwellings and other buildings and access tracks.

2.0

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Buildings and works

The development plan prepared in accordance with requirements of Schedule 1 (Environmental Management Plans) to the Development Plan Overlay may be for the whole site or for stages identified by reference to the site analysis plan prepared by Geoff Shaw and Associates and agreed to by the responsible authority in November 1999.

A permit is not required to:

- Construct one dwelling located within each building envelope identified on an endorsed development plan.
- Construct one dam smaller than 3,000m³ located where identified on an endorsed development plan.
- Construct any building more than 30 metres to any boundary of the lot.

All watercourses must be fenced to a distance of 20 metres from the centre of the watercourse, the land suitably planted with indigenous vegetation species and dedicated for public use.

All internal roads must be constructed to the following standards:-

- Minimum road reserve width of 15 metres.
- Minimum seal pavement width of 6 metres and minimum shoulder width of 1.2 metres.
- Minimum pavement depth of 200mm or to an approved pavement design.
- Reduction in sealed pavement width may be possible depending on traffic volumes.

3.0

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Subdivision

An application for subdivision is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review requirements of section 82(1) of the Act if generally in accordance with an endorsed development plan.

The layout of the lot boundaries and internal roads must be generally in accordance with an endorsed development plan prepared in accordance with the requirements of Schedule 1 (Environmental Management Plans) to the Development Plan Overlay.

The subdivision layout and the management of the land must be generally in accordance with “Performance Criteria for Subdivision Proposals in the Rural Living Zone, City of Greater Bendigo”, 1999.

4.0

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Decision guidelines

Before deciding on the endorsement of a development plan or any application for planning permit, the responsible authority must consider:-

- The effect of any relevant State Environment Protection Policy.
- The existing use of land and the reason for development in relation to that use.
- The possible effect of the development on the quality and quantity of water.
- The need to prevent or reduce the concentrated diversion of floodwater and stormwater.
- The potential for flooding to occur and the effect of any possible flooding on any development.
- The preservation of and impact on soils and the need to prevent erosion.
- The conservation of natural habitats and the preservation of native fauna.
- The capacity of the land to absorb effluent and prevent effluent reaching any watercourse.
- The siting of any building and its impact on the landscape.
- The proposed landscaping and presentation of the development.
- The siting of roads so as to minimise the impact on the environment, the landscape and the management of land and runoff water.
- The objectives of the zone in which the land is situated.
- The comments of the Department of Sustainability and Environment.