

07/04/2011
C128(Part 2)

SCHEDULE 10 TO THE DESIGN AND DEVELOPMENT OVERLAY

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

MAIDEN GULLY STRUCTURE PLAN

1.0 Design objectives

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To provide for residential development that retains native vegetation.

To retain the low density residential nature of the area by providing lot sizes at a size greater than traditional urban standards.

To ensure that subdivisions proposals will enable new buildings to be integrated with their site and surrounding area.

2.0 Buildings and works

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A permit is not required to construct a building or construct and carry out works for the following:

- A new dwelling or new outbuilding associated with a dwelling provided it is connected to reticulated sewerage and drainage;
- An extension or alteration to an existing dwelling or outbuildings.

3.0 Subdivision

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Subdivision within Precincts 1 to 7 as shown on Map 1 must occur in accordance with the following requirements:

- Precinct 1: All new lots must be at least 1500m². Particular consideration must be given to the existing residential development pattern and to protection of rural areas north of Hermitage Road.
- Precinct 2: All new lots must be at least 1500m². Particular consideration must be given to the existing residential development pattern; access to the Calder Highway must be by minor roads or service roads wherever possible.
- Precinct 3: All new lots must be at least 1500m². Particular consideration must be given to maintaining the rural landscape and to the provision of limited access to the Calder Highway.
- Precinct 4: No minimum lot size. Consideration must be given to achieving a range of lot sizes - generally from about 600m² at the north end of this precinct up to about 1500m².
- Precinct 5: All new lots must be at least 1500m². Particular consideration must be given to the existing residential development patterns and nearby open space areas and to the provision of new open space, especially along water courses.
- Precinct 6: All new lots must be at least 1500m². Particular consideration must be given to maintaining the rural landscape and to the provision of limited access to the Calder Highway.
- Precinct 7: All new lots must be at least 1500m², except:
 In the western unsubdivided portion of this precinct lots as small as 1000m² may be permitted.
 In the northern unsubdivided portion, lots must be a minimum of 2000m² and must take account of the steeper slopes and remaining vegetation in this area; open space reserves should be used to protect land containing significant native vegetation.

4.0 Decision guidelines

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Before deciding on any application, in addition to the decision guidelines in Clause 43.02, the responsible authority must consider:

- The existing character of the area;
- Whether the subdivision design and layout provides for the retention and protection of existing native vegetation;
- The *Maiden Gully Structure Plan, October 1996*

Map 2 to Schedule 10 of clause 43.02 Maiden Gully Structure Plan

