

19/01/2006  
VC37**SCHEDULE 12 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO12****THOMSON ESTATE****1.0**19/01/2006  
VC37**Design objectives**

- To provide for the small scale infill re-development of 48 sites within the Thomson area
- To encourage the location of multi dwellings/lots to maximise solar efficiency.
- To avoid the location of multi dwellings/lots at the head (bowl) of culs-de-sac.

**2.0**19/01/2006  
VC37**Buildings and works**

A Planning Permit is required to construct a building or construct or carry out works on all 48 Development Sites identified in the Table to this Schedule unless the provisions of the Zone does not require a Planning Permit for the proposed buildings or works. No other planning permits are required for buildings and works unless specified in the zone provisions.

The proposed development shall accord with the maximum number of dwellings per site as identified in the Table to this Schedule.

An application for single storey dwellings which is generally in accordance with the Table to this Schedule is exempt from the notice requirements of Section 52(1)(a), and (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the appeal rights of Section 82(1) of the Act.

An application may contain a lesser number of dwellings on a site referred to in the Table to this Schedule and still be exempt from the notice requirements of Section 52(1)(a), and (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the appeal rights of Section 82(1) of the Act.

An application may be made for two storey dwellings, however, such an application will not be exempt from the notice requirements of Section 52(1)(a), and (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the appeal rights of Section 82(1) of the Act.

Nothing in this Schedule prevents any owner of a lot not specifically referred to in the Table to this Schedule from applying for planning permits for building and works in accordance with the Planning Scheme. Any application under any provision of the Planning Scheme for land not listed in the Table to this Schedule will not be 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 rights of Section 82(1) of the Act.

**3.0**19/01/2006  
VC37**Subdivision**

A Planning Permit is required to subdivide or re-subdivide any of the 48 sites identified in the Table to this Schedule. Lots may be subdivided to accord with the number of dwellings created on each lot.

An application to subdivide is exempt from the notice requirements of Section 52(1)(a), and (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the appeal rights of Section 82(1) of the Act provided that:

- the application to subdivide occurs concurrently with or proceeding an application to develop the dwellings;
- an application to subdivide occurs prior to the development of any dwellings on the site if any lot created is greater than 500 square metres.

An application may be made to subdivide to create lots less than 500 square metres prior to the development of a site, however such an application is not exempt from the notice requirements of Section 52(1)(a), and (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the appeal rights of Section 82(1) of the Act.

Nothing in this Schedule prevents any owner of a lot not specifically referred to in the Table to this Schedule from applying for planning permits for subdivision in accordance with the Planning Scheme. Any application under any provision of the Planning Scheme for land not listed in the Table to this Schedule will not be 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 rights of Section 82(1) of the Act.

**TABLE TO SCHEDULE 12 - MAXIMUM NUMBER OF DWELLINGS ON DESIGNATED LOTS**

STREET NUMBER	STREET	MAXIMUM NUMBER OF DWELLINGS
9	Barnfather Street	2
20	Barnfather Street	2
25	Barnfather Street	3
28	Barnfather Street	2
33	Barnfather Street	2
16	Birdsey Street	2
17	Birdsey Street	3
18	Birdsey Street	2
20	Birdsey Street	2
7	Bromley Street	2
13	Bromley Street	2
16	Bromley Street	2
171	Carr Street	3
17	Carruthers Court	3
3	Fagg Street	3
14	Fagg Street	2
7	Godfrey Street	2
12	Godfrey Street	2
13	Godfrey Street	2
14	Godfrey Street	2
21	Godfrey Street	2
23	Godfrey Street	2
27	Godfrey Street	2
55	Godfrey Street	2
1	Helmer Crescent	2
9	Helmer Crescent	3
18	Helmer Crescent	2
21 and 23	Helmer Crescent	5
25 to 31 (inclusive)	Helmer Crescent	5
3	McNeill Avenue	2
13	McNeill Avenue	2
15	McNeill Avenue	2
25	McNeill Avenue	2
18	Robertson Street	2
28	Robertson Street	2
84	St Albans Road	2
99 to 103 (inclusive)	St Albans Road	5
104	St Albans Road	3
13	Tate Street	2
25 and 27	Tate Street	4
7	Warren Street	2