

17/03/2016  
C131

## **SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO2**.

### **DANDENONG FOOTHILLS: LOWER SLOPE AND VALLEY AREA**

#### **1.0**

09/11/2006  
C40

#### **Design objectives**

- To ensure that residential development reflects the existing subdivision character of the area.
- To ensure that lots are large enough to accommodate development, while retaining natural or established vegetation cover and providing substantial areas for planting and revegetation to occur.
- To minimise site coverage and impervious surface cover to protect environmental values and minimise the visual dominance of development.

#### **2.0**

15/09/2011  
C99

#### **Buildings and works**

The following requirements apply to development:

- The site area covered by buildings must not exceed 40%.
- The site area covered by buildings and impervious surfaces must not exceed 60%.

A permit cannot be granted to construct a building or construct or carry out works which are not in accordance with these requirements.

A permit is not required to extend an existing dwelling or construct buildings and works ancillary to a dwelling (including a water tank of 4500 litres capacity or less) if:

- The site area covered by buildings does not exceed 40%.
- The site area covered by buildings and impervious surfaces does not exceed 60%.
- There is only one dwelling on the lot and the area of the lot is greater than 500 square metres.
- The height of the building or works is less than 7.5 metres.
- A proposed outbuilding has a floor area less than 50 square metres, wall height less than 3.6 metres and overall height less than 5 metres.
- Proposed excavation or filling is less than one metre in depth.
- Excavation or filling is not occurring within the root zone of vegetation that would require a permit for its removal, destruction or lopping.
- The slope of the land is less than 10%.
- External surfaces, including roofs or all buildings but excluding solar panels, utilise to the satisfaction of the responsible authority non-reflective materials coloured and maintained in muted tones of green or brown.

#### **3.0**

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#### **Subdivision**

Land in the Neighbourhood Residential Zone must not be subdivided into lots less than 500 square metres.

A permit cannot be granted to subdivide land which is not in accordance with this requirement unless:

- the subdivision is in accordance with a permit that was granted on or before 31 October 2006 for development of more than one dwelling (not a dependent person's unit) on a lot; or
- the subdivision includes common property, and the total reduction in the size of lots in the subdivision does not exceed the area of the common property..