

19/01/2006
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SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO1**

RIDGELINE PROTECTION AREA - A

1.0

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Design objectives

To provide a planning framework for lower density residential development and subdivision.

To ensure that lot size of new development and subdivision creates a coordinated and attractive streetscape.

To ensure that lot size allows for the protection and enhancement of areas of high environmental quality and biological or landscape significance, particularly ridgelines and headwater catchments.

2.0

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Buildings and works

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

3.0

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Subdivision

Subdivision of land must meet the following requirements:

- Each lot must be at least 2,000 square metres.
- No more than 5 per cent of the minimum lot size can be derived from a battle axe driveway or similar access way.
- Access ways must be at least 5 metres wide.

These requirements do not apply to the subdivision of an existing lot, if the lot contains two or more dwellings which existed at 16 December 1999, or which were approved before 16 December 1999, and each new lot will contain a dwelling.

A permit cannot be granted to subdivide land which is not in accordance with any of these requirements.

4.0

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Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The capability of the land to accommodate the lot size, addressing site quality attributes including soil type, soil fertility, soil structure, soil permeability, aspect, slope, vegetation retention and drainage patterns.
- The ability of the lot to allow for the sensitive siting of future development and the relationship to adjoining properties, including the provision of development and effluent envelopes for any building or works.
- The ability of the lot size and configuration to accommodate future development while providing opportunities for the retention of vegetation.
- The location and design of existing and proposed roads and their impact on the landscape and whether the use or development will cause significant traffic generation which will require additional traffic management programs to be initiated.
- The ability of the lot to provide the opportunity for good solar access for future development.