

31/08/2017
C61**SCHEDULE 3 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO3**.

WALDARA LOW DENSITY RESIDENTIAL PRECINCT**1.0****Design objectives**31/08/2017
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To ensure neighbourhood character is considered in the future development of the Waldara Low Density Residential Precinct.

To preserve the low density residential nature of the Waldara Precinct by providing lot sizes greater than traditional urban standards.

To ensure residential development retains native vegetation.

To ensure that new subdivisions are adequately serviced with road and stormwater drainage infrastructure.

2.0**Buildings and works**31/08/2017
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A permit is not required to construct a building or construct or carry out works for the following:

- A new dwelling;
- An extension or alteration to an existing dwelling;
- A new outbuilding associated with a dwelling;
- An extension or alteration to an existing outbuilding.

3.0**Subdivision**31/08/2017
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A permit to subdivide land must meet the following requirements:

Minimum lot size

- All new lots in Neighbourhood Area A must be at least 0.4 hectares and in Neighbourhood Area C must be at least 0.6 hectares as shown on Map 1 to this Schedule. Where drainage constraints are identified in the Strategic Drainage Plan, larger lot sizes are encouraged.
- All new lots in Neighbourhood Area B as shown on Map 1 to this Schedule must be at least 1 hectare.

Road standards and access

- New road access should be generally consistent with the layout shown in Map 1 to this Schedule.
- New road access must be located so as to promote and provide for connectivity between existing roads where possible, while minimising impacts on existing dwellings and associated residential infrastructure.
- Two lot subdivisions must provide sealed external road access to each lot where practical. Alternative access arrangements may be considered as appropriate.
- Subdivision creating three lots or more should provide sealed external road access to each new lot.
- The further subdivision of existing battle-axe blocks will not be supported unless road frontage is provided to the satisfaction of the responsible authority.

Stormwater drainage infrastructure

- Adequate stormwater drainage infrastructure must be provided in accordance with the Strategic Drainage Plan contained at Appendix 2 of the *Waldara Low Density Residential Precinct Background Report, April 2016*.
- Where impractical to provide infrastructure immediately, a section 173 Agreement may be entered to secure provision of drainage infrastructure in accordance with the Strategic Drainage Plan.

Native Vegetation

- The layout of any new subdivision must maximise the retention of existing native vegetation.
- New road access to and within a subdivision must be located to minimise the removal of native vegetation.
- The removal of scattered medium, large and very large old trees should be avoided. Design and siting should ensure scattered trees are not within proposed building envelopes.
- Tree protection zones must be established during the construction phase of new subdivision to ensure the protection of existing vegetation.

4.0

Advertising signs

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None specified.

5.0

Decision guidelines

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The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The existing character of the area including current lot density.
- Whether the subdivision design and layout provides adequate road frontage and retention and protection of native vegetation.
- Whether the subdivision design and layout is generally in accordance with the *Waldara Low Density Residential Precinct Development Plan, April 2016*.
- The recommendations of the *Waldara Low Density Residential Precinct Background Report, April 2016* and in particular the Strategic Drainage Plan at Appendix 2 of that report.
- The views of the North East Catchment Management Authority, North East Region Water Corporation and VicRoads, as relevant.
- The potential for flooding to occur (riverine and/or overland flow of stormwater), the effect of any possible flooding on development and the effect of development.
- Whether the subdivision or development maintains the integrity of overland flow paths to mitigate local drainage impacts and if the development is consistent with the function of those flow paths.

Map 1 – Waldara Low Density Residential Precinct Development Plan, April 2016

