

20/12/2012
C75**SCHEDULE 21 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO21**.

ALBERTON TOWNSHIP**1.0**20/12/2012
C75**Design objectives**

To ensure development in Alberton is in keeping with the rural residential character of the area.

To ensure that the height and visual bulk of new dwellings are acceptable in the neighbourhood setting.

To ensure that development is provided with an appropriate level of infrastructure.

2.020/12/2012
C75**Buildings and works****Permit not required**

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

- An extension or alteration to an existing building.
- An outbuilding associated with an existing dwelling.
- Works ancillary to an existing dwelling.

Mandatory requirements

The following requirements apply, as appropriate, to all buildings and works.

These requirements cannot be varied with a planning permit.

Density

A planning permit must not be issued for more than one dwelling on a lot.

Infrastructure

- All new development must be connected to a reticulated sewerage system.
- All new development must be connected to a reticulated drainage system or an alternative approved by the responsible authority
- Road access must be provided to the satisfaction of the responsible authority.

Application Requirements

An application for buildings and works must include the following information to the satisfaction of the Responsible Authority:

- The location of any proposed building and works clearly dimensioned on a site plan drawn to scale which also includes:
 - Provision of all services including drainage and sewerage
 - The location, layout and width of vehicle crossings
 - Details of proposed access to the site
- The height of any proposed building above natural ground level clearly dimensioned on each elevation drawn to scale. The elevations should show all external materials, colours and finishes, including roofs, that complement the rural character of the area.

- The location, height and form of any existing buildings and vegetation (including those on adjoining allotments within 5m of the parcel boundary)

3.0

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Subdivision

Each lot created must have a minimum area of 1500 square metres.

A planning permit cannot be granted to vary this requirement, except in the following circumstances:

- The subdivision realigns the boundary between existing lots, provided no new lot or additional subdivision potential is created.
- Two or more dwellings have lawfully existed on a lot and the subdivision proposes to create separate lots for each dwelling.
- The subdivision is being undertaken to create land for a road, utility installation or for any other public purpose.

4.0

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Decision guidelines

Before deciding on an application the responsible authority must consider:

- The design objectives of this schedule.
- The effect of any proposed subdivision or development on the environment and landscape values of the site and locality.
- The effect that the subdivision or development may have on nearby land including, but not limited to:
 - Agricultural practices,
 - Coal resources,
 - Corner Inlet Ramsar Wetland,
 - Albert, Jack and Tarra Rivers.