

19/01/2006
VC37

SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY

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

Kilsyth South Rural Living Area

1.0

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Design objectives

To recognise that the area forms an attractive semi rural landscape that provides an important buffer between areas of urban residential use to the west, and the Dandenong Ranges National Park.

To provide for the limited subdivision of the area for predominantly rural residential use.

To ensure that any subdivision in the area is designed to protect the rural landscape and significant environmental features of the area, and minimise the impact of additional traffic generation on adjoining roads.

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Buildings and works

No permit is required under this overlay to construct a building or to construct or carry out buildings or works.

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Subdivision

The subdivision of land within this overlay must comply with the following requirements.

Any permit to subdivide land within this overlay must be accompanied by a site management plan prepared to the satisfaction of the responsible authority. The subdivision of the land must comply with the requirements of the relevant schedule to the Rural Living Zone and be consistent with the site management plan. The site management plan must incorporate the following requirements:

- the number of vehicle access points to adjoining roads must be kept to a minimum through the use of internal access roads and /or shared driveways;
- wherever possible Liverpool Road should be used as the preferred point of access to new lots on the subject land;
- a 5m wide tree reserve must be provided along the frontage to Liverpool Road and be planted with suitable locally indigenous species prior to the development of any additional houses on the land;
- the location of established hedgerows and other significant vegetation must be identified and the management plan must provide for the retention, wherever practicable, of this vegetation and its incorporation in the design of any subdivision to minimise the visual impact of new development on the land;

For any new lots fronting Sheffield Road the site management plan must also incorporate the following additional requirements:

- building envelopes must be identified for each new lot and the building envelopes must not be located within 100 metres of Sheffield Road and should avoid any sites that would require the removal of remnant vegetation;
- the location of any remnant vegetation on the land must be identified and the site management plan must show how that vegetation will be protected from grazing and other disturbance and enhanced through additional planting with locally indigenous species.

Land at No. 45 Pavitt Lane must not be subdivided until an agreement has been entered into under Section 173 of the Planning and Environment Act to remove the poultry sheds from the property and carry out any soil decontamination to the satisfaction of the responsible authority.

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Decision guidelines

Any use, development or subdivision on site must be in accordance with the site management plan.