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Proposed C139bawb

SCHEDULE 6 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO6**.

RESIDENTIAL DEVELOPMENT – WILLOW GROVE

1.0 Design objectives

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To ensure that the size, density and location of residential lots is responsive to the natural topography of the land and allow development which will not adversely impact on the amenity of residents and neighbouring residents.

To ensure that design of the subdivision provides an attractive gateway to the town and where appropriate is integrated with Blue Rock Lake enhancing its visual amenity and setting.

To ensure future buildings and works when viewed from the surface of Blue Rock Lake and the opposite shore, are of high visual amenity and sensitive to their setting.

To ensure that waterways are protected and enhanced having regard to the need to improve water quality, improve ecological values and provide open space linkages.

To ensure that public open space areas are provided in locations which are useable and accessible.

2.0 Buildings and works

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A permit is not required to construct a building or to construct or carry out works if the following conditions are met:

- The maximum building height does not exceed eight metres.
- The maximum wall height does not exceed seven metres.

3.0 Subdivision

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A permit to subdivide land must meet the following requirements:

Design

Subdivision must be designed to include:

- Access roads or service lanes to ensure dwellings and fences do not back onto town gateway.
- Safe pedestrian and bicycle connections to the town centre, along waterways where possible.
- Connection of residential areas with Blue Rock Lake reserves with pedestrian and visual links. This includes providing for housing orientated towards Blue Rock Lake with road frontage, linear links between the lake and residential area, and/or public open space for Water Sensitive Urban Design where possible.

Design and construction standards for relevant infrastructure shall be in accordance with the current version of the *Infrastructure Design Manual*.

The extent of modification of existing levels and the risk of erosion shall be minimised through consideration of road alignments, location and design of open space and the orientation and size of lots.

4.0 Signs

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None specified.

5.0

Application requirements

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The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The application must accurately describe natural features of the land and adjoining road reserve including trees and other significant vegetation. Where required, a flora and fauna assessment should be prepared by a suitably qualified expert.
- Where required, species surveys are to be prepared and measures to protect the species identified in the survey may form part of the application.

6.0

Decision guidelines

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None specified.