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Proposed C139bawb

## SCHEDULE 7 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO7**.

### LOW DENSITY RESIDENTIAL ZONE

#### 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.

To encourage development which will enhance the amenity of residents and neighbouring residents.

To ensure that subdivision provides an attractive interface to roads on town entrance approaches, residential areas and public open space.

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.

#### 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.

#### 3.0 Subdivision

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A permit to subdivide land must meet the following requirements:

A plan of subdivision, to include the following as appropriate:

- Where development has access points from a Category 1 Road, provide attractive interfaces where possible through the use of internal access roads and service lanes. The number of access points to the Category 1 Road should be minimised.
- Design and construction standards for relevant infrastructure shall be in accordance with the *Infrastructure Design Manual*.
- 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, special surveys are to be prepared, in consultation with the Department of Environment, Land, Water and Planning, and measures required to protect the species identified in the survey.

#### 4.0 Signs

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None specified.

#### 5.0 Application requirements

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None specified.

#### 6.0 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:

- Whether the extent of modification of existing levels and the risk of erosion has been minimised through consideration of road alignments and the orientation and size of lots.
- Whether linear pedestrian links have been provided along waterways where possible.