

18/12/2020
C245gben

SCHEDULE 10 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO10**.

MAIDEN GULLY STRUCTURE PLAN

1.0
11/01/2024
C247gben

Design objectives

To provide for residential development that retains native vegetation.

To retain the low density residential nature of the area with lot sizes greater than traditional urban standards.

To encourage subdivision which enables buildings to be integrated with their site and surrounding area.

2.0
11/01/2024
C247gben

Buildings and works

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

- A dwelling provided it is connected to reticulated sewerage and drainage;
- An extension or alteration to an existing dwelling.

3.0
11/01/2024
C247gben

Subdivision

A permit to subdivide land within Precincts 1 to 7, as shown on Map 1, must meet the following requirements:

Precinct 1:	All new lots must be at least 1500 square metres. Particular consideration must be given to the existing residential development pattern and to protection of rural areas north of Hermitage Road.
Precinct 2:	All new lots must be at least 1500 square metres. Particular consideration must be given to the existing residential development pattern; access to the Calder Highway must be by minor roads or service roads wherever possible.
Precinct 3:	All new lots must be at least 1500 square metres. Particular consideration must be given to maintaining the rural landscape and to the provision of limited access to the Calder Highway.
Precinct 4:	No minimum lot size. Consideration must be given to achieving a range of lot sizes - generally from about 600 square metres at the north end of this precinct up to about 1500 square metres.
Precinct 5:	All new lots must be at least 1500 square metres. Particular consideration must be given to the existing residential development patterns and nearby open space areas and to the provision of new open space, especially along water courses.
Precinct 6:	All new lots must be at least 1500 square metres. Particular consideration must be given to maintaining the rural landscape and to the provision of limited access to the Calder Highway.

GREATER BENDIGO PLANNING SCHEME

Precinct 7:

All new lots must be at least 1500 square metres, except:

- In the western unsubdivided portion of this precinct lots as small as 1000 square metres may be permitted.
- In the northern unsubdivided portion, lots must be a minimum of 2000 square metres and must take account of the steeper slopes and remaining vegetation in this area; open space reserves should be used to protect land containing significant native vegetation.

4.0
18/12/2020
C245gben

Signs

None specified.

5.0
18/12/2020
C245gben

Application requirements

None specified.

6.0
11/01/2024
C247gben

Decision guidelines

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 subdivision design and layout provides for the retention and protection of existing native vegetation.

Map 1 to Schedule 10 to Clause 43.02

Maiden Gully Structure Plan

