

23/12/2020
C232gben

SCHEDULE 24 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO24**.

LARGE LOT/UNSEWERED RESIDENTIAL AREAS

1.0
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Design objectives

To support the provision of reticulated sewerage services to support residential development.

To protect the environment from adverse impacts resulting from loss of vegetation and inadequate wastewater disposal.

To ensure new lots are suitably sized to enable sustainable residential development and protect neighbourhood character.

To protect the amenity of adjacent and nearby public land.

To provide protection from bushfire by requiring adequate defensible space.

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Buildings and works

A permit is not required to construct an outbuilding or extend an existing dwelling where the increase in floor area is less than 100 square metres, where there will be no impact on waste water and no removal of native vegetation.

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- Each dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from each dwelling must be treated and retained within the lot in accordance with the State Environment Protection Policy (Waters of Victoria).
- The design and siting of buildings and ancillary services (including wastewater disposal) should be located in cleared areas to minimise the loss of native vegetation.
- Development adjacent to public spaces should be designed to avoid overshadowing whilst enabling passive surveillance of the public land.
- New development at Allotment 2A, Parish of Strathfieldsaye, 188 Sullivans Road, Strathfieldsaye and Allotments 33A and 33B, Township of Strathfieldsaye, Dukes Lane, Strathfieldsaye must be setback to achieve bushfire exposure levels of no more than 12.5 kilowatts/square metre under *AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009)*.

A permit cannot be granted to vary a requirement expressed with the term 'must'.

An application for construction of a building or to construct or carry out works is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

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Subdivision

A permit to subdivide land must meet the following requirements:

- Each lot is connected to reticulated sewerage or capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy (Waters).
- Each lot is of sufficient size to contain a dwelling, outbuilding, and ancillary services (including waste water disposal and fire fighting equipment) within existing cleared areas and with minimal loss of native vegetation.

- Each lot must be of a sufficient size to ensure that the future development of land at Allotments 2A, Parish of Strathfieldsaye, 188 Sullivans Road, Strathfieldsaye and Allotments 33A and 33B, Township of Strathfieldsaye, Dukes Lane, Strathfieldsaye can achieve bushfire exposure levels of no more than 12.5 kilowatts/square metre under *AS 3959-2009 Construction of Buildings in Bushfire-prone Areas* (Standards Australia, 2009).
- Lots should be oriented to allow passive surveillance of public land.

A permit cannot be granted to vary a requirement expressed with the term 'must'.

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Signs

None specified.

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Application requirements

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:

- An economic feasibility assessment of reticulated sewerage, if appropriate.
- A land capability assessment prepared by a suitably qualified person to the satisfaction of the responsible authority, which demonstrates how the lot will support on site effluent disposal.
- Plans showing existing vegetation and proposed buildings and location of effluent disposal fields.

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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 a site has the capacity to treat and retain all wastewater on site, where reticulated sewerage is not available.
- How the soil type and topography of the land may impact the onsite treatment of wastewater.
- Whether the management and maintenance requirements of the onsite wastewater system can be met.
- Whether the resultant lots can accommodate all buildings, services and the retention of native vegetation.
- Whether development adjoining public land provides passive surveillance and does not cause overshadowing.
- Whether sufficient defensible space can be provided to protect development against bushfire risk.