

18/12/2020
C245gben

SCHEDULE 9 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO9**.

AXEDALE TOWNSHIP STRUCTURE PLAN

1.0

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Design objectives

To maintain the character of Axedale as a village in a bushland setting.

To preserve the low density character of residential areas in Axedale.

To support residential development which retains native vegetation.

To encourage subdivisions that are designed to allow buildings to be integrated with their site and the surrounding area.

2.0

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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, where available. Where reticulated sewerage infrastructure cannot be provided, soil and water reports must be submitted demonstrating compliance with state and local policies on effluent and stormwater disposal.
- Extend or alter an existing dwelling.

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Subdivision

A permit to subdivide land must meet the following requirements:

- Each lot must have a minimum subdivision area of 1500 square metres. A permit may be granted to subdivide land which is not in accordance with the minimum subdivision area if the subdivision is the re-subdivision of existing lots and the number of lots is not increased.
- Curvilinear road alignments should be used for new roads to avoid or minimize the removal of native vegetation. Cul de sacs should be avoided.
- Rural profiles with open swale drains should be used to ensure an open informal image consistent with the bushland setting of the area.
- Native trees and understorey vegetation should be planted along road reserves as a condition of any subdivision permit.

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Signs

None specified.

5.0

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Application requirements

None specified.

6.0

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