

--/--
Proposed C83wang

SCHEDULE 9 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

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

OXLEY LOW DENSITY RESIDENTIAL

1.0

Design objectives

--/--
Proposed C83wang

To support the expansion of the township of Oxley by providing lot sizes consistent with the existing low density township character and transitioning to the surrounding farmland.

To ensure neighbourhood character is considered in the future development of this precinct in Oxley.

To ensure that development of the precinct responds and respects key interfaces including the major tourist route of the Snow Road and surrounding farm land.

To ensure residential development prioritises the retention of native and significant vegetation to contribute to the on-going character and biodiversity of the area.

To ensure that new subdivisions are adequately serviced with infrastructure including road and stormwater drainage infrastructure.

2.0

Buildings and works

--/--
Proposed C83wang

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

- A new dwelling.
- An extension or alteration to an existing dwelling.
- A new outbuilding associated with a dwelling.
- An extension or alteration to an existing outbuilding.

3.0

Subdivision

--/--
Proposed C83wang

An application to subdivide land must meet the following requirements:

Subdivision Design and layout

Support a variety of lot sizes transitioning from 0.2 & 0.4hectares in the West to 1hectare lots in the Eastern portion of the site as outlined in Map 1 to this Schedule.

All new lots must be designed to have direct street frontage

Design subdivisions to avoid layouts that create battle-axe lots.

Landscaping and Vegetation

Design the layout of any new subdivision to maximise the retention of existing native and significant vegetation to ensure that they continue to contribute to the character of the area.

Incorporate large remnant trees within areas of open space or road reserves and provide complimentary street tree planting including the use of bushfire resilient species.

Design road layouts to support the establishment of canopy trees that can mitigate the impacts of the urban heat island affect.

Tree protection zones must be established during the construction phase of new subdivision to ensure the protection of existing vegetation.

Snow Road and adjoining Farming land interfaces

Subdivision design must include the creation of a minimum 20 metre wide landscaped presentation strip along the sites entire Snow Road frontage, measured to northern side of the future internal perimeter road.

The presentation strip must be designed and landscaped to support the arrival experience to the township of Oxley, including the use of bushfire resilient species.

Avoid the creation of vehicular access to the Snow Road and direct estate access to the Oxley-Meadow Creek Road.

Infrastructure, Access and Connectivity

Require all lots to be connected to reticulated sewer and water.

Require an internal perimeter road around the development of the precinct to support protection from both bushfire hazards (including grasslands) and also provide an amenity buffer to adjoining farmland and major road interfaces. This road will:

- Provide a permanent and largely maintenance free fuels breaks.
- Provide opportunities for active surveillance.
- Create two-way of access and egress.
- Facilitate access and egress for fire suppression, emergency response and evacuation.
- Be designed along with other internal roads to vary in alignment as required to retain and celebrate native vegetation as a priority.

Cross-linking roads should be provided within the subdivision to provide at least two ways in and out.

Avoid the creation of Cul-de-sacs within any subdivision design.

New road access must be located so as to promote and provide for connectivity between existing roads where possible, while minimising impacts on existing dwellings and associated residential infrastructure.

Require pedestrian and cycling links within the subdivision design including around the estates perimeter road.

Bushfire Design

Require the design of subdivisions to demonstrate and achieve:

- A maximum of BAL-12.5 for all lots / dwellings / building envelopes in accordance with AS.3959-2018.
- The provision of defendable space and vegetation management controls if applicable to ensure all dwellings can achieve a BAL 12.5 rating in accordance with AS.3959-2018.
- The provision of static water supplies to each lot in accordance with the requirements of Table 4 to Clause 53.02-5 of the Planning Scheme.
- The incorporation of strategic communal water supply (tank/s) or fire hydrants to support bushfire suppression activities.
- Require emergency vehicle access to each lot and static water supply in accordance with the requirements of Table 4 and Table 5 to Clause 53.02-5.

Require staged subdivision to implement a logical staging and maintenance plan that avoids leapfrogging to reduce the level of bushfire exposure of newly developed land from undeveloped stages.

Ensure that the design of development does not result in any increase in bushfire risk to existing development.

4.0

---/---
Proposed C83wang

Signs

None specified.

5.0

---/---
Proposed C83wang

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:

- A written report that demonstrates how the design response of any subdivision meets the requirements of this clause.
- A bushfire management plan and report which demonstrates how the proposal meets the requirements of this Schedule and creates a low risk environment.
- A landscape plan prepared by a suitably qualified professional that outlines the proposed landscaping treatments of all public land including the Snow Road presentation strip.

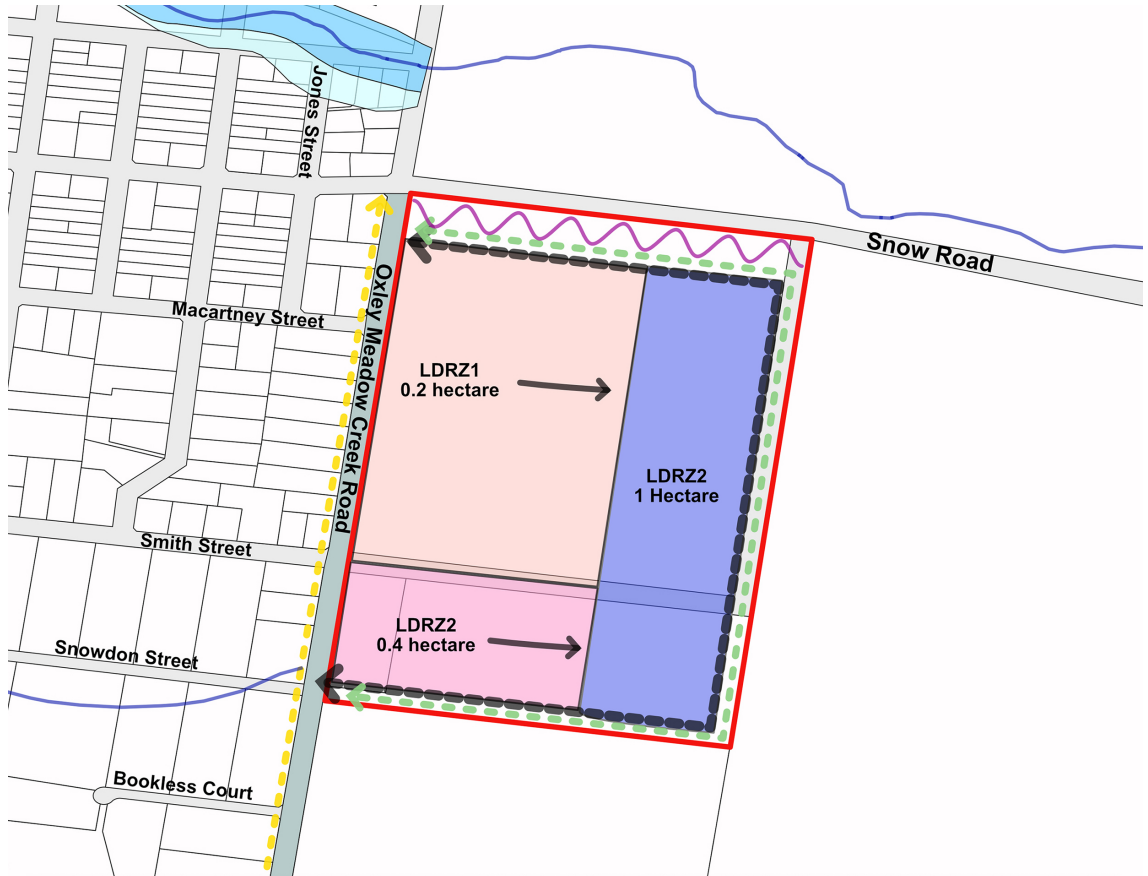
6.0

---/---
Proposed C83wang

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 adequate road frontage.
- The ability of the subdivision to contribute to the overall low density character of the area.
- The ability of the subdivision to provide for optimal solar access and orientation to all lots.
- The impact of the subdivision on the character of the existing land use and development pattern.
- The ability of the subdivision to actively plan and design for bushfire risk to create a low risk environment.
- The ability of the subdivision design to provide the opportunity for the retention of existing native and significant vegetation, including the ability for complimentary plantings.



Map 1: Oxley - Low Density Residential - Precinct F(b)

Legend

 Snow Road - Landscape Presentation Strip - min 20m wide (No Direct Vehicular Access to Snow Road)


 Perimeter Road


 Pedestrian / Cycling


 Pedestrian & Cycling links (external)


Note: Additional Internal Roads and Pedestrian & Cycling Links are required. Layout of Zone Schedules is Indicative.

Other


 LDRZ1 - 0.2 min Hectare Lots

 LDRZ2 - 0.4 min Hectare lots

 LDRZ2 - 1 Hectare lots

 Transition Lot Sizes (Smaller to Larger)

 Floodway Overlay

 Land Subject to Inundation

 Vegetation Protection Overlay - Schedule 2

 Waterway

