

28/09/2006  
C13

## **SCHEDULE FOUR TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO4**.

### **BLAIR LAND, NORTH EAST PORT CAMPBELL**

This schedule applies to the residential land located between the existing low density residential development north of McRae Street and south of Desaily Street, to the east of Port Campbell. A development plan is required to ensure that the development links appropriately to the existing Port Campbell grid and provides for an appropriate number and layout of allotments. Building envelopes and landscaping details are also to be identified in the development plan to ensure that the resulting development meets the prevailing character and setting of Port Campbell.

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#### **Requirements for development plan**

The development plan must be prepared to the satisfaction of the Responsible Authority and must include:

- a site analysis which shows the topography, major view lines into and out from the land, adjacent landscape features, drainage lines and other features;
- the proposed subdivision layout including lots, roads, and other features of the subdivision in a manner which is responsive to the features identified in the site analysis and geotechnical constraints;
- details of any pedestrian access to and through the site;
- details of works necessary to access the site from Pitcher and Hennessy Streets;
- identification of appropriate building envelopes on the site and within individual lots that are suitable for the construction of buildings which are not affected by any constraints identified from the site analysis;
- a landscaping plan showing proposed vegetation, including perimeter landscaping to the northern boundary, a buffer between the existing lot 16 and the transfer station, all proposed future public planting and private land planting, using indigenous vegetation;
- details of any perimeter or internal fencing, preferably of a post and wire style;
- details for the provision of services infrastructure including power, drainage, reticulated water and sewerage;
- the staging of the subdivision.