

12/05/2015  
GC20

## **SCHEDULE 6 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO6**

### **GENERAL RESIDENTIAL LAND**

A development plan under this schedule is required to ensure that new development links appropriately with the urban fabric of established townships and creates an appropriate urban fringe addressing the adjoining rural land where relevant.

#### **1.0**

#### **Requirement before a permit is granted**

14/02/2008  
C16(Part 1)

A permit may be granted for alterations and additions to existing buildings before a development plan has been prepared:

#### **2.0**

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

14/02/2008  
C16(Part 1)

The development plan must include:

- A site analysis which shows the topography, major view lines, drainage lines, existing roadways and other features.
- The proposed subdivision layout including lots, roads, public space and other features of the subdivision in a manner which is responsive to the features identified in the site analysis, geotechnical constraints and adjoining land uses. The subdivision layout should provide for an appropriate number and layout of allotments with an approximate average size of 1,000 square metres.
- Appropriate setback from any waterway.
- Relationship between the proposed development and the surrounding land uses.
- Details of treatment with the interface with rural uses including any minor adjustments to the areas of residential land to achieve an overall improvement in the subdivision layout or rural urban interface.
- Details of work necessary to access the site from adjoining roadways.
- A Landscaping Plan showing existing vegetation to be retained and proposed vegetation.
- Details for the provision of services infrastructure including power, drainage, reticulated water and sewerage.
- Identify the staging of the subdivision.