

28/08/2008
C16(Part 2)

SCHEDULE 7 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO7**.

LOW DENSITY RESIDENTIAL LAND

This schedule applies to the land zoned Low Density Residential and included in the Development Plan Overlay 7. The development plan should provide for a range of lot sizes from a minimum of 4,000m². Building envelopes and landscaping details are also to be identified in the development plan to ensure that development meets the character and setting of the township and adjacent rural landscape.

1.0

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Requirement before a permit is granted

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

2.0

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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, drainage lines and existing road ways and other features;
- The proposed subdivision layout including lot size, building envelopes, roads, public space and other features of the subdivision in a manner that is responsive to the features identified in the site analysis, geotechnical constraints and adjoining land uses;
- Relationship between the proposed development and the surrounding land uses.
- Details of works necessary to access the site from roadways;
- Appropriate setbacks for buildings and infrastructure from waterways;
- Details of treatment of the interface with rural uses including any minor adjustments to the area of residential land to achieve an overall improvement in the subdivision layout or rural urban interface;
- A Landscaping Plan including the location of existing vegetation to be retained and proposed vegetation;
- Details of the provision of services infrastructure including power, drainage, reticulated water and sewerage if available or the ability to effectively manage waste water on each site;
- Identify the staging of the subdivision.