

12/03/2015
GC20**SCHEDULE 8 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO8**.

GNOTUK ROAD / PARK AVENUE, CAMPERDOWN**RESIDENTIAL 1 LAND**

This schedule applies to the land in the Gnotuk Road/Park Avenue area of Camperdown which is zoned General Residential and included in the Development Plan Overlay 8. A development plan for this area is required to ensure that the development links appropriately into the urban fabric of Camperdown and creates an appropriate new urban subdivision. The design of the development must address all interfaces including the existing suburban residential land to the east, the rural residential land to the west, the factory to the north east and the farming land to the north. The development plan should provide for an appropriate number and layout of allotments with an approximate average size of 1,000m².

1.028/08/2008
C16(Part 2)**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.

2.028/08/2008
C16(Part 2)**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, 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;
- Relationship between the proposed development and the surrounding land uses;
- An appropriate setback of residences from the existing industrial property to the north east, which will allow reasonable operation of the existing factory without undue amenity impacts on future residents;
- Details of work necessary to access the site from 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.