

08/12/2016
C37**SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO1**.

General Residential Zone And Mixed Use Zone**1.0**08/12/2016
C37**Requirement before a permit is granted****A. All land:**

Before any planning permit is granted for any residential use or development of land that the Development Plan Overlay 1 applies to, the responsible authority must consider and be satisfied that the following decision guidelines and performance measures are met:

- The proposed use and/or development is consistent with any approved Development Plan and this overlay schedule.
- A site assessment and design response is undertaken that addresses site constraints and opportunities, incorporates natural features and achieves environmentally sustainable subdivision and development.
- Road, footpath, drainage and stormwater provision.
- Reticulated water and sewerage provision.
- Underground electricity, street lighting and telecommunications provision.
- A Transport Impact Assessment Report is to be prepared to the satisfaction of the Roads Corporation and the Responsible Authority where the proposal takes direct access off the main road network.
- A requirement for public open space land or monetary contribution for recreation purposes in accordance with the Subdivision Act or as negotiated with the applicant prior to approval by the Responsible Authority.
- The proposal incorporates and meets the following residential urban design principles:
 - Urban design and layout principles to meet objectives and standards of Clauses 54 and 55;
 - A site assessment and design response that provides layout and development that is compatible with the site, adjoining land and general area;
 - A range of lot sizes and housing types to meet a variety of housing needs, and cater for a range of different residential users;
 - A strong sense of place created by attractive built form, compact neighbourhood design, quality landscape and community safety;
 - Pedestrian and vehicular provision, accessibility and safety;
 - Accessibility and linkages to open space, and consideration of how to enhance existing linkages and open space;
 - When additional open space is to be provided rather than a monetary contribution, provision of open space that is centrally located, accessible, safe and usable for recreational purposes;
 - Quality urban environmental standards, including water sensitive urban stormwater and drainage design and treatment, energy efficiency, landscaping, and protection and incorporation of natural features in accordance with the *Best Practice Environmental Management Guidelines for Urban Stormwater (CSIRO), 1999*;

- Retention of existing native vegetation;
- Adequate reticulated urban servicing for residential development to Mansfield Shire Council and service authority standards.

Any development plan that is prepared and approved must include a process for making changes to the development plan, including a public consultation period and a requirement that the responsible authority approve any changes to the development plan.

2.0

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Requirements for development plan

Any development plan for this land must outline and assess:

- Proposed future subdivision and development to allow for the full development and servicing of the land in accordance with the General Residential Zone and ResCode.
- Site analysis and response, including natural features, slope, orientation, views, drainage lines, native vegetation, and impact on neighbouring and nearby land
- Proposed lot layout and density, including building envelopes if appropriate
- Internal road layout and external road access, including future road linkages, street lighting, and proposed road surfacing and standards
- All servicing, including water, sewerage, drainage and stormwater, electricity and telecommunications
- Existing and future open space, including linkages to and between areas of open space
- Landscaping, existing native vegetation and streetscape treatment
- Relationship, effect and linkages of proposed use and development of the land to uses and developments on adjoining land and nearby land
- The need to financially contribute toward development and community infrastructure that will be demanded by the residents of the future development, as specified in Section 13 of the Mansfield Urban Design Framework 2005. This will be achieved by negotiation with the Responsible Authority and formalised by a Section 173 Agreement as part of any Development Plan.
- The stages, if any, in which the land is to be subdivided and developed

A Development Plan may be approved in stages.