

17/11/2016
C89**SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO5**.

Cabarita Low Density Residential Area**1.0**17/11/2016
C89**Requirement before a permit is granted**

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for:

- A subdivision to create a lot for an existing dwelling.
- Any buildings and works associated with the continued use of the land for agriculture.

2.017/11/2016
C89**Conditions and requirements for permits**

The following requirements should be met before a permit is granted to subdivide land prior to the preparation of a development plan to the satisfaction of the responsible authority:

- The subdivision must be a two lot subdivision.
- An agreement under section 173 of the Act must be entered into with the owner of the lot without the dwelling, which ensures the land may not be further subdivided so as to increase the number of lots until a development plan has been prepared to the satisfaction of the responsible authority.

3.017/11/2016
C89**Requirements for development plan**

The development plan must identify and consider the following:

- The means of servicing to lots including the provision of reticulated water and sewerage to all residential lots, or alternative EPA approved effluent disposal systems.
- The need for open space, as considered necessary by the responsible authority, in accordance with the relevant guidelines.
- The need for any other community infrastructure, as considered necessary by the responsible authority.
- The appropriate minimum lot size (may be larger than 0.4ha) considered necessary to address the environmental constraints to development that may exist given the proximity to Lake Hawthorn, to the satisfaction of the Responsible Authority.
- Any sites of flora or fauna significance or archaeological or heritage significance, and how these could be integrated into the design of any subdivision.
- Areas subject to the impacts of salinity.
- The application of water sensitive urban design principles.
- The comments of Lower Murray Water.
- The comments of the Mallee Catchment Management Authority.

The development plan must provide for the following:

- A clearly distinguishable road hierarchy, with the differences in road function reflected in the road width, design, layout and road reserve treatments.

- Identification of the means of draining the land.
- Identification of common trenching of compatible services.
- Formation of Robertson Street and the inclusion of other appropriate interface treatments to Lake Hawthorn.
- A minimum of one clear vehicular connection between development on adjoining lots to ensure an integrated low density residential precinct.
- Appropriate treatments to the northern interface with the railway line.
- Pedestrian linkages to existing tracks and trails around Lake Hawthorn and to the Murray River.
- Retention of any existing tree stands of value and the development of an appropriate landscaping theme for nature strips and public open space, which reflects the indigenous vegetation found around Lake Hawthorn.
- Identification of public realm treatments and interfaces which reflect the low density residential nature of the area, such as post and wire fencing (or no fencing) rather than solid fencing.