

22/06/2006  
C23

## **SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO2**

### **WARATAH BAY**

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

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- A permit may be granted for the development of a single dwelling and associated outbuildings on the land affected by this Overlay before a development plan has been prepared, provided it is the only dwelling on the land and provided it complies with the requirements set out in clause 2.0 for dwellings.

#### **2.0 Conditions and requirements for permits**

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- Only one dwelling shall be constructed on any lot.
- The maximum site coverage of all buildings on a lot must not exceed 70% of the area of the lot.
- No dwelling shall be constructed on any lot shown on the development plan prior to the provision of reticulated sewerage to the land.
- The upper level of any two storey dwelling must be recessed to a maximum of 70% of the ground floor area.
- Buildings and all associated facilities such as heating units, air-conditioning units, solar panels and satellite dishes must have a maximum height of 8.0 metres above natural ground level. All such associated facilities must be located at the rear of dwellings.
- All buildings must be finished in muted non-reflective tones to the satisfaction of the Responsible Authority.

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

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The development plan must show:

- The subdivision layout of the land prepared by a qualified surveyor.
- The creation of no more than six (6) new lots wholly within the Township Zone.
- A minimum lot size of 600 square metres.