

13/11/2014
C82**SCHEDULE 6 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO6****69 ANDREWS ROAD, LONGFORD****1.0 Requirement before a permit is granted**13/11/2014
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A permit may be granted before a development plan has been prepared to the satisfaction of the Responsible Authority for the following:

- A minor extension, minor addition or minor modification to an existing development that does not prejudice the future, orderly development of the general area affected by the Development Plan Overlay.

2.0 Conditions and requirements for permits13/11/2014
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Before deciding on an application to subdivide land, construct buildings, or carry out works, the responsible authority must consider, as appropriate:

- Whether the development of the land is occurring in an orderly manner having regard to essential services, community facilities and roads.
- The potential for future re-subdivision.
- The relationship of proposed and existing nearby developments, to reduce the chance of conflicting developments.
- The need to minimise access points to designated category 1 roads.
- The design of any proposed buildings to enhance and reinforce the character of the area.
- The timing of the development of the land.
- The consistency of the proposed development with the approved development plan.

3.0 Requirements for development plan13/11/2014
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A development plan must be prepared to the satisfaction of the responsible authority. There must be only one Development Plan for the whole development plan area to which this schedule applies.

The plan must show:

Land use and Subdivision

- The proposed boundaries of the development plan area and provide justification for those boundaries.
- The overall subdivision of the area, including the proposed lot layout sizes and density of lots which provide an average lot size of 0.6 hectares.
- The layout of all allotments within the development plan area. The subdivision layout must ensure that allotments with a boundary adjoining the Andrews Road road reserve or the Cobb Road road reserve do not adjoin any other road reserves, unless the allotment is on a corner.
- The overall pattern of development within the immediate surrounding area, including any proposed future zoning shown on relevant strategy plan within the Local Planning Policy Framework.

- The proposed use and development of each part of the area.
- Street networks that provide direct, safe and convenient pedestrian and cycle access.
- An accessible and integrated network of walking and cycling routes for safe and convenient travel to other adjoining communities (including existing and future areas included within the DPO), local destinations, open spaces and points of interest.

Infrastructure Services

- The provision of an integrated drainage scheme for the development plan area.
- There must be two access points serving the development, one taken directly from Cobb Road and one taken directly from Andrews Road.
- The development must be serviced with sealed roads to the satisfaction of the Responsible Authority, including construction of Cobb Road for 350 metres north from the intersection with Andrews Road, and construction of the unsealed portion of Andrews Road between Highfield Drive and the intersection of Cobb Road.
- The pattern and location of any internal road system based on a safe and practical hierarchy of roads including safe pedestrian and bicycle connections and crossing points.

Open Space Network and General Amenity

- The degree of natural surveillance that is created by proposed or existing development to provide a sense of safety and security as well as integration with the surrounding neighbourhood.
- An overall scheme for landscape planting and the preservation of stands of existing indigenous vegetation and individual trees wherever possible.

Process and Outcomes

The Development Plan should be prepared with an appropriate level of community participation as determined by the Responsible Authority.

An implementation plan must be submitted as part of the development plan, indicating the proposed staging of the development.

The approved Development Plan may be amended to the satisfaction of the Responsible Authority.

Variation(s) to the Development Plan requirements

Any of the abovementioned components of the Development Plan can be varied at the discretion of the Responsible Authority.

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Decision guidelines for development plan

Before deciding on a development plan, the responsible authority must be satisfied that the plan has regard to the following information:

- Supportive Environments Physical Activity (SEPA) principles of healthy urban design – refer to the Healthy by Design guidelines.
- Any open space requirements outlined in Clause 52.01.
- Wellington Shire Walking and Cycling Strategic Plan 2012-16