

28/08/2008
C16(Part 2)

SCHEDULE 9 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO9**

PARK LANE / PARK AVENUE AREA CAMPERDOWN

LOW DENSITY RESIDENTIAL 3 LAND

This schedule applies to the land in the Park Lane/Park Avenue area in Camperdown, zoned Low Density Residential 3 and included in the Development Plan Overlay 9. The development plan should provide for a range of lot sizes achieving an average over each development of 0.9Ha with a minimum of 4,000m². Building envelopes and landscaping details are also to be identified in the development plan to ensure that development meets the character and setting of the township and adjacent rural landscape.

1.0

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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.

2.0

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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 and existing road ways and other features;
- The proposed subdivision layout including lot size, building envelopes, roads, public space and other features of the subdivision in a manner that is responsive to the features identified in the site analysis, geotechnical constraints and adjoining land uses;
- A range of lot sizes meeting a minimum size of 4000m² and a minimum average of 0.9Ha;
- Details of the relationship between the proposed development and the surrounding land uses;
- Details of works necessary to access the site from roadways;
- A Landscaping Plan including the location of existing vegetation to be retained and proposed vegetation;
- Details of the provision of services infrastructure to best practice standards including power, drainage, reticulated water and sewerage if available or the ability to effectively manage waste water on each site;
- Identify the staging of the subdivision.