

23/04/2015
C41

SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY

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

COHUNA ISLAND ROAD, COHUNA

This schedule applies to land comprised in Crown Allotments 73 and 74, Section D, Parish of Cohuna.

1.0

23/04/2015
C41

Requirement before a permit is granted

A permit may be granted prior to the preparation of a development plan to the satisfaction of the responsible authority for:

- Alterations and extensions to an existing dwelling, and out-buildings associated with an existing dwelling.

2.0

23/04/2015
C41

Conditions and requirements for permits

- All residential development must be serviced with reticulated water and underground reticulated electricity.
- All residential development must be serviced with stormwater drainage, utilising water sensitive urban design principles. The provision of drainage must assist in controlling salinity risks on the land and avoiding adverse impacts on nearby land. Retardation and treatment of stormwater will be required prior to outfall to an approved point of discharge, to the satisfaction of the responsible authority. As far as practicable, stormwater from each lot must be collected and absorbed on the lot.

3.0

23/04/2015
C41

Requirements for development plan

The Development Plan must:

- Show a building envelope on each lot to be created, which must be at least 50 metres from the boundary of the Gunbower State Forest, at least 50 metres from the boundary of the Gunbower Creek reserve, at least 20 metres from any road and 5 metres from other boundaries of the lot. All buildings and wastewater disposal fields must be within the building envelope.
- Provide for access to each lot as follows: Lots in Crown Allotment 73 may have direct vehicular access from Cohuna Island Road provided that driveways are paired as close together as practicable and sightlines are to the satisfaction of the responsible authority. Lots in Crown Allotment 74 must have vehicular access from a sealed internal road, except that one lot only may have direct vehicular access from Cohuna Island Road. Pedestrian access may be provided from the lots to Cohuna Island Road and Gunbower State Forest.
- Provide that no vehicular access is allowed from any lot to Gunbower State Forest.
- Require the form and type of fencing to be of an open farm style to the satisfaction of the responsible authority.
- Include a landscaping plan prepared for the subject land as a whole which retains existing trees wherever practicable and requires the planting of trees and shrubs indigenous to the area.
- Include a Land Management Plan as described in Planning Practice Note PPN37 *Rural Residential Development* Nov 2013 (page 6) to address the environmental and natural resource issues relevant to the site, to the satisfaction of the responsible authority.

These requirements are in addition to those of the Low Density Residential Zone.