

19/01/2006
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SCHEDULE 6 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO6

MT. HOLDEN DEVELOPMENT PLAN

1.0

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Requirement before a permit is granted

Before deciding on any application the Responsible Authority must consider:

- The purposes of the zone
- The approved Development Plan

2.0

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Conditions and requirements for permits

Any permit issued for the overall subdivision of the land must include conditions in relation to the following matters:

- only land below the 340 metre contour is subdivided into allotments of minimum 0.4 hectares to maximum 2.5 hectares;
- the land as shown hatched in Map 2, is retained as one lot only with an area greater than 2.5 hectares, and which provides for the erection thereon of one dwelling only at such elevation and location as approved by Council; and
- land shown east of the hatched area and above the 340 metre contour line is retained as public open space.
- Provision of reticulated sewerage to all allotments, with the exception of the land shown hatched in Map 1.
- Preservation of the existing Gas and Fuel easement or provision of alternative access to the satisfaction of the Gas and Fuel Corporation.
- Provision of pedestrian access to the proposed reserve on Mt. Holden through the subdivision road system.
- A subdivision road pattern which follows contours where possible.

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Requirements for development plan

A permit must not be granted until a plan of the overall development of the land (a development plan) has been prepared to the satisfaction of the responsible authority. A development plan may include one or more plans, reports and diagrams as well as any supporting documentation, which assists to clarify the nature of development, proposed. The development plan must show:

- the relationship of the proposed subdivision to the existing or likely use or development of nearby land;
- location of existing trees and measures aimed at preserving these trees;
- areas proposed for revegetation, including tree species and density;
- for lots adjoining a main road, a landscape scene which screens development and provided a wildlife habitat;
- an appropriate building envelope for each lot which is large enough to accommodate a house and associated outbuildings, as well as effluent disposal area envelopes; and

- a drainage scheme including an analysis of the impacts, including recommendations in relation to erosion, siltation and the extent of drainage works.

