

25/07/2019  
C106well**SCHEDULE 8 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO8**.

**RURAL LIVING AREA BOUND BY WILLIAMS ROAD, WILLUNG ROAD, HOOPERS ROAD AND FRIENDS ROAD, ROSEDALE****1.0**25/07/2019  
C106well**Objectives**

None specified.

**2.0**25/07/2019  
C106well**Requirement before a permit is granted**

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority:

- Building or works associated with the existing use of the land for agriculture.
- 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.

A permit must not prejudice the intended outcomes of any likely outcome of the development plan.

**3.0**25/07/2019  
C106well**Conditions and requirements for permits**

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 uses and developments, to reduce the chance of conflicting developments.
- The need to minimise access points to designated Category 2 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.

**4.0**25/07/2019  
C106well**Requirements for development plan**

A development plan must include the following requirements:

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.

**Site Analysis**

The site analysis plan must be prepared to the satisfaction of the responsible authority. The plan must show:

- the topography of the land;
- the location of any existing vegetation;
- drainage lines, water features, retarding basins and flood ways;
- sites of biological, heritage or archaeological significance;

- sites that are potentially contaminated;
- areas affected by easements; and
- any other relevant features.

#### **Land use and subdivision**

The plan must show:

- The proposed subdivision lot layout which:
  - responds to the issues identified in the site analysis.
  - must ensure that allotments along Williams Road, Willung Road, Hoopers Road or Friends Road do not adjoin any other road reserves unless the allotment is on a corner.
  - supports buildings which front onto the road.
- The overall pattern of development and how it integrates with the immediate surrounding area.
- The proposed use and development of each part of the development plan area.

#### **Infrastructure services**

A Drainage Plan, to the satisfaction of the responsible authority and relevant Catchment Management Authority, which:

- Provides an integrated drainage scheme for the area that incorporates Water Sensitive Urban Design principles and Best Practice Environmental Management Guidelines for improved sustainability and flood mitigation.
- Shows waterways, proposed retarding basins and floodways and the means by which these will be managed and the water quality maintained.
- Provides for landscaping within any drainage depressions that integrate with the site.

A Traffic Plan which:

- Provides a convenient, sealed and safe road network design that:
  - minimises access points onto designated Category 2 roads.
  - is based on a safe and practical hierarchy of roads including safe intersections and pedestrian and bicycle connections to adjoining communities (including existing and future areas included within the DPO) and Rosedale.
  - uses existing roads or road reserves when available. The development must be serviced with sealed roads to the satisfaction of the responsible authority, including construction of Williams Road and Hoopers Road in so far as they adjoin the Development Plan Overlay area.
  - conforms with the Infrastructural Design Manual, relevant Austroads publications and Australian Standards.
- Provides details on any required upgrades to the road network being road widening, sealing, intersections, access points and other upgrades.
- Provides details of timing and developer provision of required infrastructure upgrades.

#### **Open space network and general amenity**

The plan must show:

- 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 plan should be developed with an appropriate level of community participation as determined by the responsible authority.

A management 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.

**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:

- Whether the proposal is in accordance with the requirements for development in rural areas as outlined in Clause 21.10 – Rosedale Strategic Framework.
- Supportive Environments for Physical Activity (SEPA) principles of healthy urban design – refer to the background document *Healthy by Design: A planners' guide to environments for active living* (National Heart Foundation of Australia, 2004)
- Development requirements as set out in the background document Infrastructure Design Manual (IDM).
- Any open space requirements outlined in Clause 53.01 and the background document Wellington Open Space Strategy.
- The long-term affect on the amenity of current and proposed future land uses.
- Structure plans, policy, strategy or guidelines adopted by the responsible authority that relate to the subject land.
- The requirements of any external authority.