

SCHEDULE 12 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO12**

EPPING NORTH DEVELOPMENT PLAN

1.0 Requirement before a permit is granted

The Responsible Authority may grant a permit for subdivision, use or development prior to approval of a development plan provided that the Responsible Authority is satisfied that the subdivision, use or development will not prejudice the future use or development of the land for the purpose of the zone or any other aspect of the Municipal Strategic Statement and Epping North Strategic Plan.

2.0 Requirements for development plan

The development plan must include sufficient area to demonstrate that development of the area to be subdivided is so far as practicable integrated with the immediately surrounding area, and must show:

- General consistency with and application of the principles of the relevant Incorporated Plan/Local Structure Plan and Epping North Strategic Plan.
- Co-ordination of different land ownerships.
- The local road, pedestrian and bicycle network, including links to adjoining land and networks and provision for access to proposed public transport routes.
- Road cross sections.
- Concept design of the proposed subdivision including proposed landscape treatments.
- Location and layout of non-residential uses, including neighbourhood centres and open space.
- Relevant topographical and landscape details, including identification of significant environmental, cultural and heritage features (especially rock walls) and measures to preserve and enhance those features.
- Opportunities for a diverse range of allotment sizes and dwelling types with particular emphasis on areas highlighted within the relevant Incorporated Plan/Local Structure Plan and the Epping North Strategic Plan.
- Details of proposed uses, subdivision pattern and treatment of areas of sensitive design as shown on the relevant Incorporated Plan/Local Structure Plan.
- Details of treatment of land adjacent to the core conservation area.
- Individual native trees and an indication of their health as a result of a report by a qualified environmental consultant.
- Areas for revegetation
- The location of any detention tanks or other such features in association with provision of infrastructure to the area.
- A stormwater management plan.

The development plan is to include the following assessments and be informed by:

- An assessment of the health and habitat value of all native vegetation (report is to be informed by flora and fauna assessments conducted as part of the preparation of the Incorporated Plan/Local Structure Plan.
- A detailed site analysis.
- A survey of the area for aboriginal archaeological sites
- An environmental audit identifying any environmental hazards and including proposed treatments.