

27/05/2019  
C239wsea

## **SCHEDULE 16 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO16**.

### **MERENDA TOWNSHIP DEVELOPMENT PLAN**

#### **1.0**

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#### **Objectives**

None specified.

#### **2.0**

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#### **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 Planning Strategy.

#### **3.0**

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#### **Conditions and requirements for permits**

None specified.

#### **4.0**

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#### **Requirements for development plan**

Development Plans must show:

- Application of the principles of the relevant incorporated plan;
- Co-ordination of different land ownerships;
- Local road network;
- Subdivision design, including lot densities;
- A range of dwelling types including flats, units, terraced and semi-detached houses;
- Topographic details;
- Location of pedestrian and bicycle access through residential areas;
- Location and layout of non residential uses, including activity centres;
- A conceptual level landscape plan including the location and retention of existing vegetation;
- Identification of significant environmental and cultural features and measures to preserve and enhance these features.