

11/07/2019  
C156basc

## **SCHEDULE 8 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

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

### **INVERLOCH PARKLANDS ESTATE AND LOT 122 LP 132220, INVERLOCH-TARWIN LOWER ROAD, INVERLOCH**

#### **1.0**

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#### **Objectives**

None specified.

#### **2.0**

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#### **Requirement before a permit is granted**

None specified.

#### **3.0**

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

None specified.

#### **4.0**

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

A development plan must include the following requirements:

- All areas of existing indigenous vegetation.
- Wetland areas and how they will be protected from grazing and the effects of stormwater discharge.
- All natural watercourses and how they will be protected.
- All existing and proposed drainage lines.
- Areas subject to flooding.
- Stormwater discharge points and any retardation system.
- Areas requiring excavation and fill.
- Any sites of cultural, archaeological, historical or heritage value.
- Any sites of geological and geomorphological significance.
- Roads, reserves and walkways.
- Lots of varying sizes to provide diverse housing choices.
- Building envelopes on each lot that contains existing indigenous vegetation and areas subject to inundation.
- Contours of the land to the Australian Height Datum at an interval of not more than 0.5 metres.

The development plan must show how areas set aside for reserves or public open space:

- Integrate with existing areas of public open space, public access points onto Council or Crown land, existing walkways or cycle paths.
- Protect and enhance the aesthetic and environmental qualities of Screw Creek and Little Screw Creek.
- Will be utilised to provide a natural filtration and retardation system for stormwater flows emanating from watercourses and urban drainage infrastructure.
- Will be used to re-establish areas of indigenous vegetation to provide habitat, wildlife corridors and the protection of biodiversity of indigenous species.

The areas to be set aside for reserves and public open space areas should aim to include significant trees and stands of indigenous vegetation.