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Proposed C50mans

SCHEDULE 2 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO2**.

LOW DENSITY RESIDENTIAL ZONE

1.0

Objectives

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- Outline the form and conditions of future use and development in the Low Density Residential Zone.
- Establish broad directions for future land use, development, subdivision and servicing of an area.

2.0

Requirement before a permit is granted

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A permit may be granted before a development plan has been prepared for:

- Subdivision of the land into two allotments or re-subdivision of existing allotments.
- A single dwelling on a lot.
- Any buildings and works associated with any existing use or development of the land.

Before any planning permit is granted for any subdivision, use or development of land that this schedule applies to, the responsible authority must consider the:

- Consistency of any proposal with any approved development plan.
- Design and provision of roads and road infrastructure in accordance with the *Infrastructure Design Manual*, in conjunction with the relevant road authority on declared arterial roads.
- Provision of services, including water (for domestic and fire fighting purposes), onsite wastewater disposal or sewerage, drainage and stormwater, electricity and telecommunications to meet the standards of the relevant service authority.
- Need for a land or monetary contribution for open space in accordance with the *Subdivision Act 1988*.

3.0

Conditions and requirements for permits

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None specified.

4.0

Requirements for development plan

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A development plan must include the following requirements:

- Site assessment and design response, including natural features, slope and orientation, drainage lines, native vegetation, heritage and archaeological significance, potential impacts, viewlines and adjoining land.
- Proposed subdivision layout and density, indicating internal roads, external road linkages and impacts, pedestrian linkages and if appropriate, lot layout.
- All servicing, including roads, water, onsite wastewater disposal or sewerage, drainage and stormwater, electricity and telecommunications to meet the standards of the relevant service authority.
- An assessment of relevant bushfire risk and bushfire protection measures for the site and area, as appropriate.
- Existing and future open space, including linkages to and between opens spaces.
- Proposed measures to address native vegetation, landscaping and streetscape treatment.
- The stages, if any, in which the land is to be subdivided and developed.

MANSFIELD PLANNING SCHEME

- Consistency with any adopted structure plan, urban design framework or strategy relevant to the area.
- If the proposal is likely to have an effect on an arterial road, a Transport Impact Assessment Report (TIAR) should be prepared to the satisfaction of the relevant road authority. The TIAR must have regard to the relevant road authority's access management policies and determine the extent of mitigating works required on arterial roads in consultation with the relevant road authority.