

19/01/2006
VC37

SCHEDULE 8 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO8

ROMSEY GOLF COURSE

1.0

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Requirement before a permit is granted

A permit may be granted before a development plan has been prepared to the satisfaction of the Responsible Authority to subdivide land to create one or more lots less than 1 hectare for public use by the Crown, a Public Authority or a Municipality.

2.0

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Conditions and requirements for permits

A permit may be granted to subdivide land if:

- Each lot is at least 2 hectares.
- Reticulated water and electricity are provided to each lot.
- Drainage is provided to each lot to the satisfaction of the Responsible Authority.
- Access to each lot is via a sealed road.
- Each lot is capable of absorbing the waste water generated on it.
- A permit may be granted to create lots smaller than 2 hectares if:
 - Each lot is provided with reticulated sewerage, water and electricity services.
 - Each lot is provided with access to a sealed road.
 - Each lot is drained to the satisfaction of the Responsible Authority.
- At least 45 percent of the land is set aside for public open space and common property and is used for a club house or recreational facility.
- The land is landscaped in accordance with a plan to the satisfaction of the Responsible Authority.

3.0

Requirements for development plan

The development plan must show:

- The location, dimensions and areas of all lots.
- The existing and proposed roads, bicycle paths and pedestrian routes.
- The location of existing and proposed open space including open space linkages.
- The location of existing and proposed landscaping.
- The location of existing habitat values and heritage places.
- The location of existing dwellings and associated buildings.
- The location of major infrastructure services and drainage lines.
- The location of existing and proposed community facilities.
- The staging of development.

4.0 Requirement for an application

Land Capability Report

The responsible authority may require any application for subdivision to be accompanied by a land capability report prepared by a suitably qualified person. Such a report shall identify:

- The natural contours of the land and any areas with a slope in excess of 20 percent (1:5)
- Significant ridges, hilltops and view lines.
- Significant drainage lines, water courses, springs and dams.
- Any erosion prone or existing degrade area.
- Suitable sites and location of any dwellings, dams, access roads and lot boundaries.
- Any required land management practices and remedial works required to overcome any existing land degradation.

Landscape Plans and Report

The responsible authority may require any application for subdivision to be accompanied by landscape plans and a report prepared by a suitable qualified person. Such landscape plans and report shall identify:

- Any existing native trees over three metres in height.
- The number, species and location of any proposed planting and landscaping.
- The need for any tree planting to reinforce existing native vegetation particularly along roadsides and streams.
- The need for any tree planting to provide windbreaks, visual screens and buffers.

5.0 Decision guidelines

Before deciding on an application, the Responsible Authority must consider:

- The density of the proposed development and its appropriateness having regard to the amenity of the surrounding area.
- The area and dimensions of each lot comprised in the subdivision.
- The impact of the proposed development on the landscape qualities and character of the area.
- The supply and location of land included in residential zones which has been approved for subdivision.
- The layout and design of roads, parking spaces and pedestrian routes having regard to proper pedestrian and vehicular safety and accessibility.
- The proposed landscaping of the development.
- The provision of land for public open space for active and passive recreation and community facilities and the development and landscaping of such reserved land.