

19/01/2006
VC37

SCHEDULE 10 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO10

CLARKEFIELD

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 for public use by the Crown, a Public Authority or a Municipality.

2.0

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Conditions and requirements for permits

Subdivision

A permit may be granted to subdivide land if:

- A development plan for the township of Clarkefield has been prepared and approved by the responsible authority.
- The land is serviced with reticulated water and drainage to the satisfaction of the responsible authority.

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Requirements for development plan

The development plan must show:

- The location, dimensions and areas of all lots.
- Building envelopes and effluent disposal areas for 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.

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Requirements 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 degraded areas.
- Suitable sites and locations for dwellings, septic tanks, dams, access roads and lot boundaries.
- Any required land management practices and remedial works required to overcome any existing land degradation.

Landscape Plans and Reports

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.

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Decision guidelines

Before deciding on any application, the responsible authority must consider:

- The approved development plan.
- Whether the proposal will contribute to the integrated development of the area.
- The density of the proposed development and its appropriateness having regard to the amenity of the surrounding area and the soil absorption capability of the location.
- 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 reserved land for public and community facilities and the development and landscaping of such reserved land.
- Whether the proposal will enable the efficient staging of development and extension of reticulated services.