SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO4

O’NEIL ROAD EAST DEVELOPMENT PLAN

1.0 Requirements and conditions for permits

Any permit granted for the subdivision of the land into residential lots must include the following condition:

The owner must enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987 to:

- Provide for the physical and community infrastructure outlined in the development plan overlay applying to the land.
- Control the further subdivision and development of the larger lots shown on the development plan.

2.0 Requirements for development plan

The development plan must include:

- The staging of development.
- The relationship of the land to existing or proposed land uses on adjoining land.
- Population and household targets.
- The proposed range of lot sizes including larger lots on the northern part of the land.
- Proposed open space and recreation facilities including pedestrian and bicycle linkages.
- Proposed major drainage features.
- The identification of remnant vegetation on the land and measures to retain the vegetation.
- The proposed layout of streets including traffic control infrastructure.
- A street connection between O’Neil Road and May Road.
- A schedule of physical and community infrastructure required for and as a result (in whole or part) of the development of the land including arrangements for their provision and funding.
- An overall landscape concept.
- The provision of a native tree buffer and domestic animal fence along the boundary adjoining the rural properties to the east of the land.