SCHEDULE 7 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO7.

BUSHLAND LIVING AREA

1.0

Conditions and requirements for permits

Land in the area covered by this overlay must not be subdivided other than in accordance with an approved development plan.

Each lot must have a minimum lot size of 1.5 hectares and a minimum frontage of 75 metres.

2.0

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.
- The development plan must also address the following matters:
  - The degree of slope of the land.
  - Whether any part of the land is liable to flooding or inundation.
  - The ability of the soil to absorb effluent from septic tanks.
  - The protection from bushfire and the protection of the drainage function.
  - The effect of the quantity and quality of water for human consumption.
  - The preservation of the natural environment.
  - The character of, and the need for, the development to harmonise with the surrounding environment.

3.0

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.