SCHEDULE 8 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO8.

ROMSEY GOLF COURSE

1.0 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 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.

**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.