Clarence... a brighter place

CLARENCE CITY COUNCIL

PART 50 MINNO STREET DEVELOPMENT PLAN
DPO 16

10 June 2013

1. PURPOSE OF DPO 16

The purpose of the Part 50 Minno Development Plan (DPO 16) is to:

1.1 guide development to ensure an efficient road layout providing a high level of connectivity, safety and amenity for future residential development occupying the area subject to this Development Plan;

1.2 ensure the staging of subdivision development is consistent with the available infrastructure provision for the area subject to this Development Plan; and

1.3 manage the interface between rural and residential land uses and any resulting land use conflicts.

2. APPLICATION

This Development Plan applies to development within the area shown in Figure 1 below.

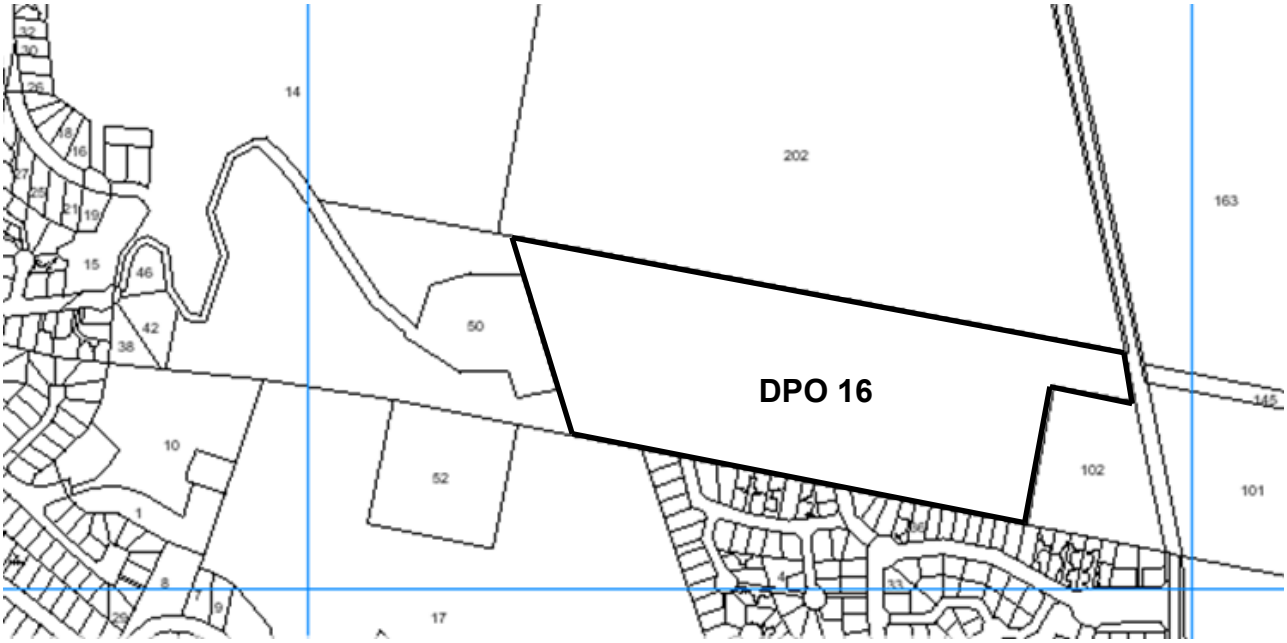

Figure 1: Development Plan Application Area

2.1 Development within the area subject to this Development Plan is to be consistent with the provisions of this Development Plan, which override the requirements of the Clarence Planning Scheme 2007 to the extent of any inconsistency.

2.2 A development must comply with each applicable standard in this Development Plan. Compliance for the purpose of this clause consists of complying with the acceptable solution or the performance criterion for that standard.

2.3 Council may consider the relevant intent in an applicable standard to help determine whether development complies with any performance criteria for that standard.

3. PERMIT REQUIREMENT

3.1 A permit is required for any development that is not generally consistent with the Road Layout Plan in Figure 2 of this Development Plan.

3.2 All subdivision is discretionary development.

3.3 Notwithstanding Clause 3.6.1 of the Scheme, land subject to this Development Plan may be subdivided along the zone boundary between the Residential and Landscape and Conservation zones to create a subminimal lot in the Landscape and Skyline Conservation Zone, and development of a single dwelling on that subminimal lot can be applied for subject to Clause 3.1.6 of the Scheme.

4. FUTURE ROADS

Intent	
To guide development to ensure an efficient road layout providing a high level of connectivity, safety and amenity for future residential development.	
Acceptable Solution	**Performance Criteria**
AS4.1 Road layouts are consistent with Figure 2 and appropriate connection to 102 Pass Road is provided and access to 52 Minno Street is maintained.	PC4.1 Development must satisfy all of the following: (a) provide connections to the existing roads abutting the site along the southern boundary; (b) provide appropriate future connections along the northern

	boundary; (c) provide for linkages to Pass Road for emergency purposes and maintenance vehicles to the stormwater management area; (d) provide appropriate connection to 102 Pass Road (CT 114229/2); (e) maintain vehicular access for 52 Minno Street (CT 125198/1).
AS4.2 Road widths within the development are in accordance with Figure 2.	PC4.2 Road widths within the development must comply with all of the following: (a) achieve a hierarchy within the development; (b) be consistent where practical with the roads adjoining the site; (c) not present a traffic hazard.

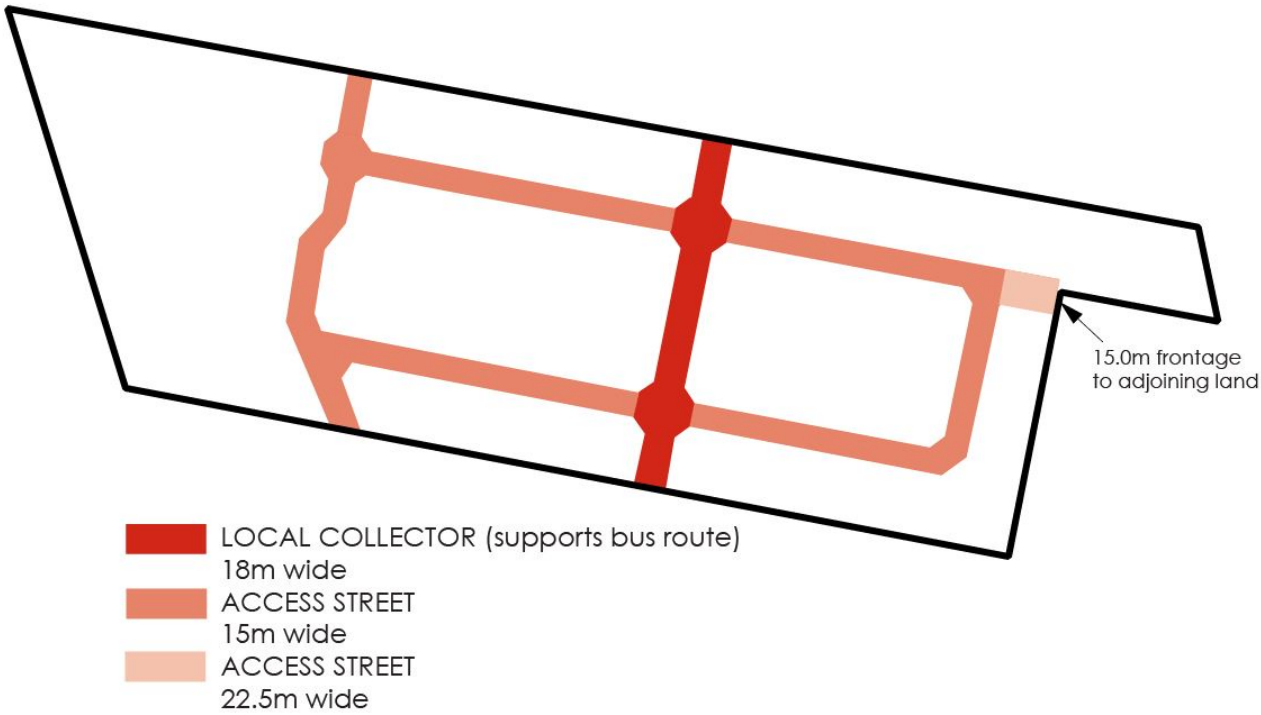

Figure 2: Road Layout Plan

5. STAGING

Intent	
To ensure the staging of development is consistent with the available infrastructure provision.	
Acceptable Solution	**Performance Criteria**
AS5.1 Staging is in accordance with Figure 3, but Stage 4 is to be sealed as a single lot at the same time as Stage 1.	No performance criteria
AS5.2 No development is to be undertaken in Stage 4 except minor utilities and the establishment and maintenance of the vegetated buffer referred to in AS 5.3, until the adjacent land to the north is no longer zoned and used for rural purposes.	No performance criteria
AS5.3 Stage 4 is to contain a vegetated buffer for its entire length and a minimum width of 40 metres. The vegetation must include a variety of plantings to provide adequate screening between the rural and residential uses.	No performance criteria
AS 5.4Before stages 1, 2 or 3 are sealed, the vegetated buffer must be implemented: (a) according to accepted guidelines and standards; (b) to Council's satisfaction;	No performance criteria

(c) with a Part 5 agreement requiring the retention and maintenance of the vegetated buffer until such time as the adjacent land to the north is no longer zoned and used for rural purposes; (d) with a Part 5 agreement that must be registered on the title which contains the entire area contained in Stage 4.	
AS 5.5 The area identified in Figure 3 as stormwater management may only be developed for that purpose.	No performance criteria

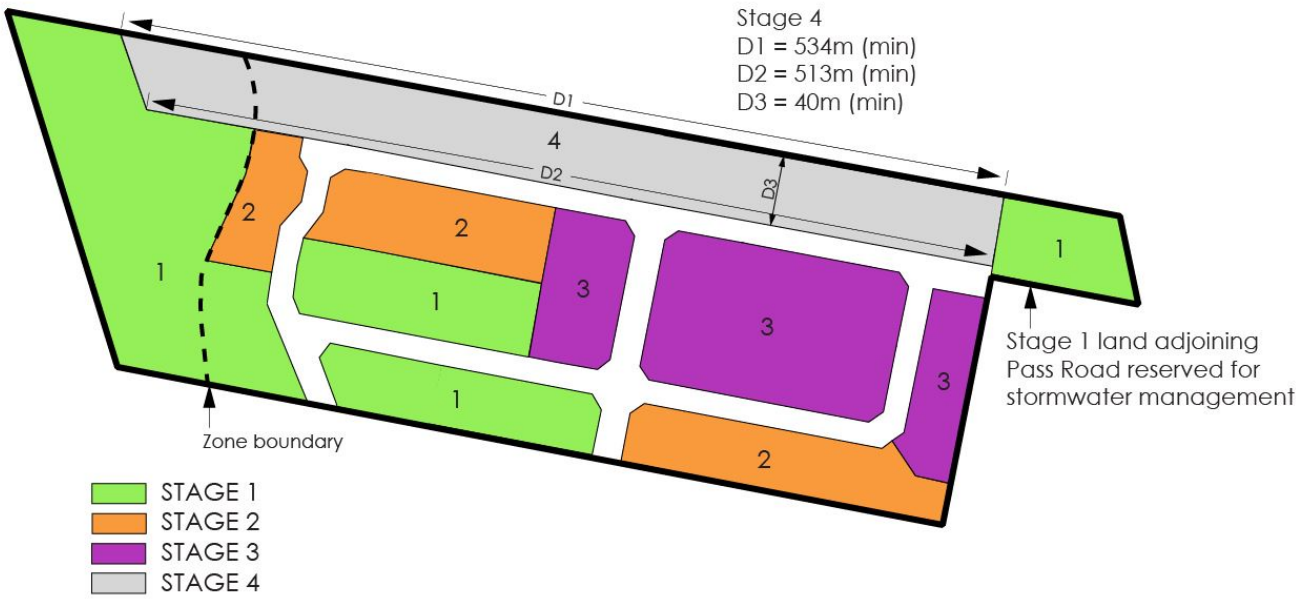

Figure 3: Staging Plan for Development.

6. BUSHFIRE MANAGEMENT

Intent	
To ensure that bushfire risk from the vegetated buffer is minimised.	
Acceptable Solution	**Performance Criteria**
AS6.1 All applications for subdivision must be accompanied by a certified Bushfire Management Plan that manages the bushfire risk from the vegetated buffer area in Stage 4.	No performance criteria