

CHAPTER 6.9 MANNING PARK – RESIDENTIAL

1.0 INTRODUCTION

1.1 Land to which this Chapter Applies

This Chapter applies to the land known as Lots 200, 201, 202 & 203 DP 1005985, Lot 22 DP 877487, Lot 3 DP 23968, Lots 4 & 5 DP 804679, and Lots 1 & 2 DP 381700 in Manning Park, shown edged heavy black in Figure 1.

1.2 Relationship to other Chapters and Policies

This Chapter should be read in conjunction with other relevant Chapters of this Development Control Plan and other Policy Documents of Council, including but not limited to:

- Chapter 2.1 – Housing and Ancillary Structures
- Chapter 3.6 – Tree and Vegetation Management
- Section 4 – Subdivision
- Council’s Civil Works Design Guideline and Construction Specification

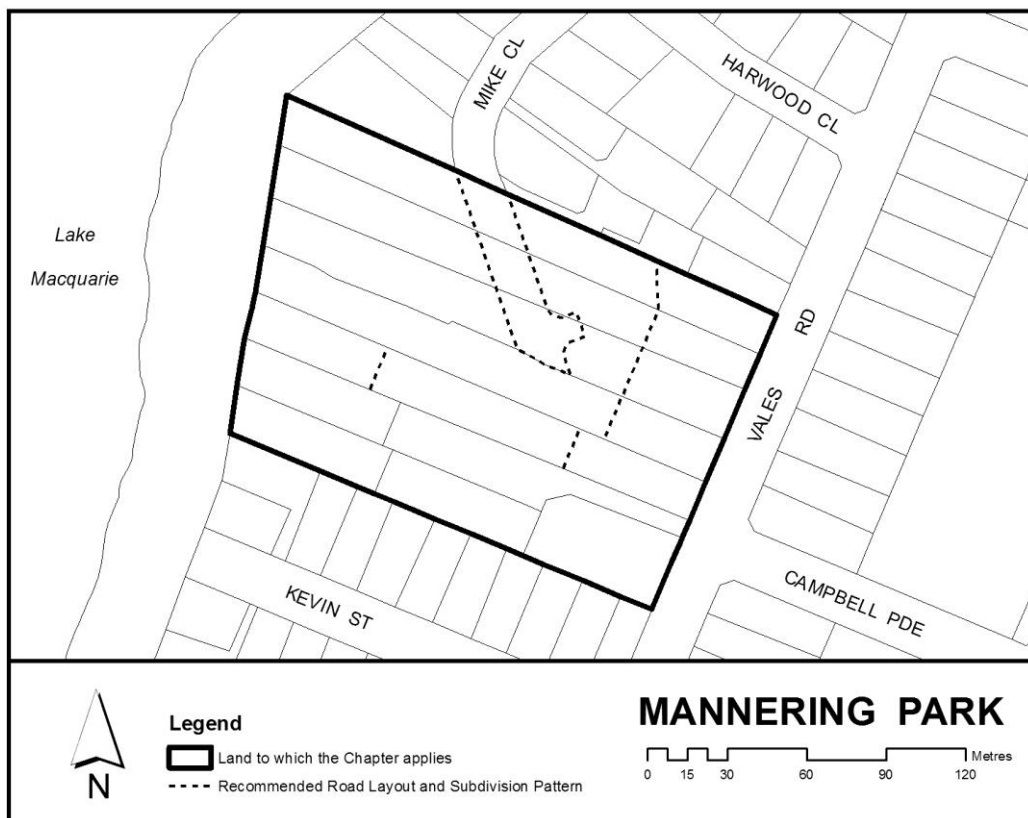


Figure 1 Land in Manning Park to which Chapter 6.9 applies showing the general subdivision layout

2.0 DEVELOPMENT CRITERIA

2.1 Implementation

Subdivision of the land to which this Plan applies is to be carried out generally in accordance with the layout in Figure 1.

2.2 Access

OBJECTIVE

- To establish the orderly and economic subdivision pattern for in-fill residential development

REQUIREMENTS

- a Any subdivision proposal on Lots 200, 201, 202 & 203 DP 1005985, Lot 22 DP 877487 and Lot 3 DP 23968 or part thereof shall gain access over a private access road 7 metres wide and variable with a turning head located on Lot 200. Where appropriate, an additional right of carriageway(s) will be provided to gain access to allotments with frontage to the foreshore reserve.
- b Except as otherwise provided within this Plan, any subdivision proposal on Lots 4 & 5 DP 804679, Lots 1 & 2 DP 381700 or part thereof shall gain access over a public road being an extension to Mike Close as illustrated on Figure 1. A cul-de-sac is to be provided which will accommodate access and manoeuvring for all necessary service vehicles.
- c Notwithstanding the provisions of sub-clause 2.2.b, direct access to Vales Road is permitted for lots fronting this road.

2.3 Existing Vegetation

OBJECTIVE

- To protect the existing environmental and aesthetic values of the land

REQUIREMENTS

- a Subdivision and allotment design shall have regard to and minimise disturbance of existing vegetation on the land.
- b Development applications for subdivision of land containing existing vegetation shall be accompanied by a plan and supporting written statement demonstrating how vegetation will be retained.

2.4 Engineering Services

OBJECTIVE

- To provide for the orderly extension and establishment of roads, inter-allotment drainage and services for future residential housing

REQUIREMENTS

- a Upon construction of the private access road on Lot 200 DP 1005985 or the extension of Mike Close, the developer will be required to make provision for a drainage easement over the relevant allotment(s) to drain stormwater to the foreshore reserve in accordance with Council's Civil Works Design Guideline and Construction Specification.
- b The developer shall be responsible for any costs relating to alterations and extensions of existing roads, drainage and other public utilities in respect of any development.