

D9 North Medowie – Medowie

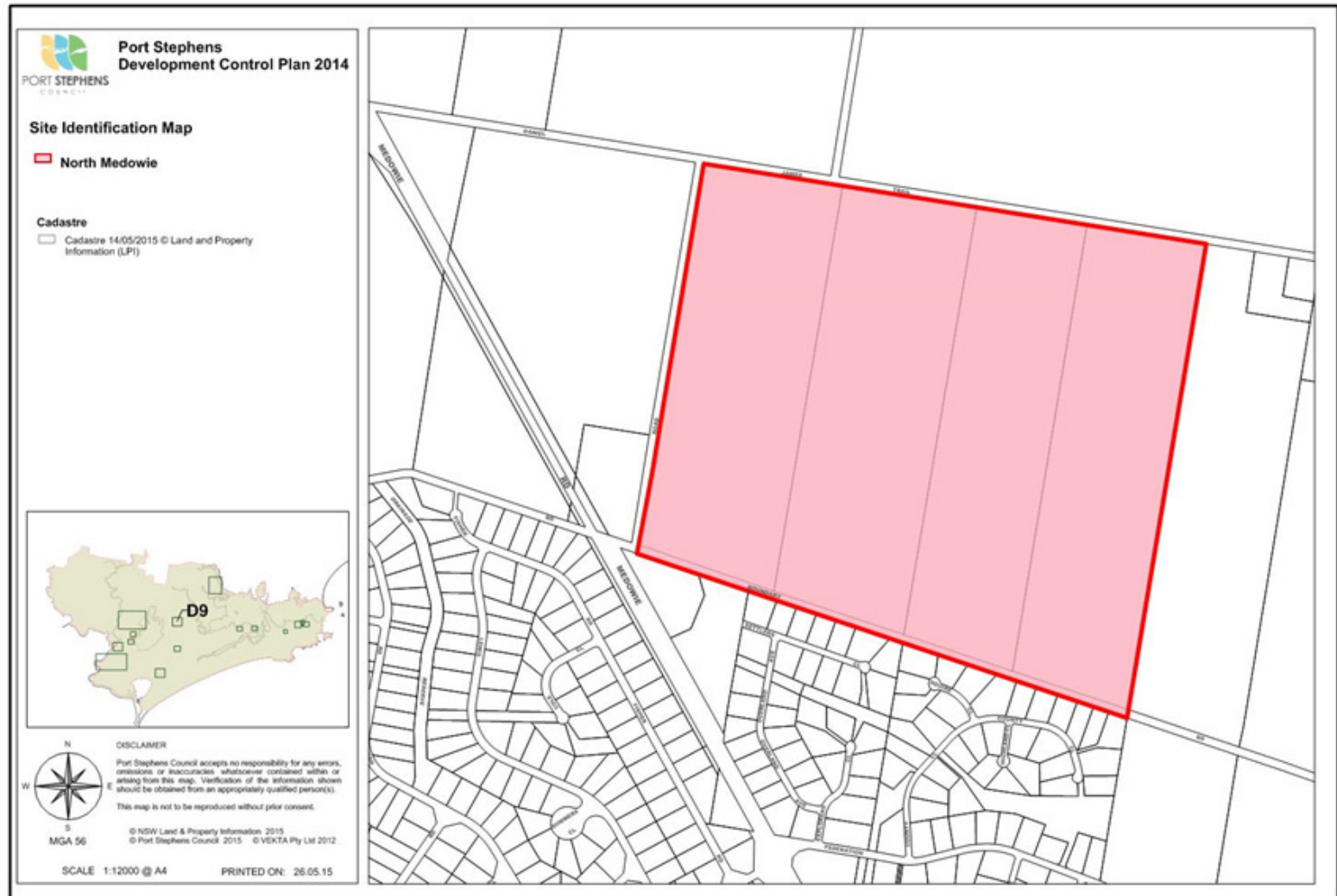
Application		
<ul style="list-style-type: none"> This Part applies to the land identified as North Medowie (The Bower Estate) shown in Figure D9 <i>North Medowie Locality Controls Map</i>. 		
Requirements		
D9.A	Dwellings and ancillary structures	<ul style="list-style-type: none"> To provide a consistent approach to the development of dwellings and ancillary structures within the Low Density Residential Precinct. To provide a consistent approach to the development of dwellings and ancillary structures within the Large Lot Residential Precinct.
D9.1		<ul style="list-style-type: none"> Development for dwellings and ancillary structures is guided by the general DCP provisions of chapter C4 <i>Dwelling House, Dual Occupancy or Ancillary Structures</i> unless otherwise provided by this chapter.
D9.2		<ul style="list-style-type: none"> Dwelling setbacks in the Large Lot Residential Precinct (1,000m² minimum lot size) are: <ul style="list-style-type: none"> Minimum front setback 9m. Minimum side setback 1.5m. Minimum rear setback 5m.
D9.3		<ul style="list-style-type: none"> Ancillary structures in the Large Lot Residential Precinct (1,000m² minimum lot size) satisfy the general DCP provisions for ancillary structures in the R2 Low Density Residential Zone.
D9.B	Staging	<ul style="list-style-type: none"> To ensure the timely and efficient release of urban land, making provision for necessary infrastructure spending and sequencing.
D9.4		<ul style="list-style-type: none"> Staging for major subdivision is implemented in accordance with the relevant existing development consent (including as amended).
D9.C	Transport Movement	<ul style="list-style-type: none"> To provide a simple and safe movement system for private vehicles, public transport, pedestrians and cyclists.
D9.5		<ul style="list-style-type: none"> Major circulation routes and connections to achieve a simple and safe movement system for private vehicles, public transport pedestrians and cyclists are to be provided in general accordance with Figure D9 <i>North Medowie Locality Controls Map</i>.
D9.D	Landscaping	<ul style="list-style-type: none"> To provide an overall landscaping strategy for the protection and enhancement of riparian areas and remnant vegetation, including visually prominent locations, and detailed landscaping requirements for the public and private domain.
D9.6		<ul style="list-style-type: none"> A landscape plan for major subdivision is provided that satisfies the provisions of chapter C1.3 <i>Subdivision</i>.

D9.E	Active and Passive Recreation Areas	<ul style="list-style-type: none"> To ensure the provision of an adequate area public open space and amenity for residents.
D9.7		<ul style="list-style-type: none"> An area of public open space of approximately 1 hectare is to be located in general accordance with Figure D9 <i>North Medowie Locality Controls Map</i> and include the following features: amenities block; picnic facilities; children's playground; kick-about area; and the retention of koala feed trees.
D9.F	Stormwater and Water Quality Management	<ul style="list-style-type: none"> To ensure development does not impact on water quality. To safeguard the environment by improving the quality of stormwater run-off. To ensure water quality is protected and maintained during the construction phase through the conditioning of appropriate measures. To minimise impacts on water balance, surface water and groundwater flow and volume regimes and flooding.
D9.8		<ul style="list-style-type: none"> Development is to satisfy the provisions of chapter B4 <i>Drainage and Water Quality</i>.
D9.9		<ul style="list-style-type: none"> Detention basins are to be located generally in accordance with Figure D9 <i>North Medowie Locality Controls Map</i>.
D.G	Natural Hazards	<ul style="list-style-type: none"> To ameliorate natural and environmental hazards and to provide for the safe occupation of, and evacuation from, any land so affected.
D9.10		<ul style="list-style-type: none"> Development satisfies the provisions of the <i>Planning for Bushfire Protection 2006</i>.
D9.11		<ul style="list-style-type: none"> Bushfire emergency egress locations are provided in general accordance with Figure D9 <i>North Medowie Locality Controls Map</i>.
D.H	Williamstown RAAF Base – Aircraft Noise and Safety	<ul style="list-style-type: none"> To ensure that the operational needs of the Williamstown RAAF Base are considered.
D9.12		<ul style="list-style-type: none"> Development satisfies the requirements of Chapter B7 <i>Williamstown RAAF Base - Aircraft Noise and Safety</i> (note: RAAF Base Williamstown Limitation or Operations Surface Map applies - structures higher than 7.5m require referral to the Commonwealth Department of Defence for comment).

D9

NORTH MEDOWIE - MEDOWIE

Figure D9:
North
Medowie
(The Bower
Estate)
Land
Application
Map



D9

NORTH MEDOWIE - MEDOWIE

Figure D9: North Medowie Locality Controls Map

