

Schedule 9

Catherine Field Village



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CATHERINE FIELD VILLAGE

S9.1 Introduction

Background

Catherine Field Village is located within the South West Growth Area. In recent times, this land was subdivided into 4000m² allotments.

S9.2 Subdivision Planning and Design

Controls

Road Layout

1. Development must conform with the road and subdivision layout shown at Figure 9-1 in the first instance.

Any variations proposed will only be considered if they satisfy all relevant environmental criteria.

Variations which do not affect other landowners will be dealt with by Council on merit.

Variations which affect adjoining landowners will be dealt with by Council on merit if the agreement of the adjoining landowners is obtained.

Building Envelopes

1. All development applications for subdivision of land must nominate a building envelope on each lot with a minimum area of 300m² and a minimum one way dimension of 15m, suitable for the erection of a dwelling. The nominated building envelope, and access road from this, must be free of any site constraints such as flood affectation, required sewage and stormwater disposal areas, setbacks, watercourses and significant trees.

Temporary Access

1. Temporary right of ways will be considered by Council; however they must be extinguished when permanent access is provided.

Street Tree Planting

1. Street planting must be of indigenous species, preferably using plants grown from locally collected seeds. A street tree-planting scheme is required prior to subdivision and must include elements of mass planting as part of the overall salinity strategy.

The following trees (refer to Table 9-1) are suitable as street trees in the Catherine Field area:

Preferred	Eucalyptus tereticornis Eucalyptus moluccana Eucalyptus botryoides Angophora bakeri
Acceptable	Eucalyptus crebra Eucalyptus baueriana Eucalyptus fibrosa Eucalyptus amplifolia Eucalyptus maculata Angophora subvelutina Brachychiton acerifolius Brachychiton discolor Brachychiton populneum Angophora floribunda
<i>Smaller Trees</i>	
Preferred	Melaleuca stypheloides Melaleuca decora
Acceptable	Melaleuca linariifolia Melaleuca ericfolia

Table 9-1 Street Trees in Catherine Field

Services

New electricity services within the Catherine Field village must be provided underground.

Battleaxe lots

1. Handle widths to battleaxe lots are to be a minimum of 6 metres with a maximum length of 100 metres. A handle may serve two lots provided that there are reciprocal rights of way. An all weather pavement surface constructed to Council's standards is to be provided within each handle.



Figure 9-1: Catherine Field Village

S9.3 Centre Development Controls

Not applicable

S9.4 Site Specific Residential Controls

Note: The controls listed below are specific to Catherine Field Village. They must be read in conjunction with the controls in Part 4 of this DCP. In the event of any inconsistency, the controls below prevail.

Setbacks

1. The minimum front building setback from a boundary having a frontage to a public street must be equal to the average setback of the adjoining dwellings. Where there are no adjoining dwellings, the minimum front building set back must be 20 metres.
2. In the case of battle-axe lots the front building setback (i.e. from the rear boundary of the adjoining property with street frontage) must be 10 metres.

Consideration may be given to a variation of the minimum front setback as follows:

- on corner allotments, provided the development is compatible with development in the vicinity.
- on allotments constrained by the location and use of existing buildings or the topography or other mitigating environmental constraint.
- The minimum rear building setback is 15 metres and the minimum side setback is 5 metres or 15 metres for a corner lot from its secondary road frontage.

Fencing

Boundary fencing is to be constructed as post and rail or post and wire/wire netting.

- End of Schedule -

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