

DEVELOPMENT PLAN ASSESSMENT - APPLICATION FORM

DEVELOPMENT PLAN OVERLAY SCHEDULE NUMBER: 1DEVELOPMENT PLAN TITLE: LAND SOUTH OF REDBANK ROAD, STRATFORD**SUBJECT LAND**

Address/es	Title details
26, 28, 30, 32 & 34 Redbank Road; 1-12 Nielson Court, 2, 4-10 & 12 Ducret Court, 9, 11, 13, 15, 17, 19 & 21 Lee Street, 21, 23, 25, 27, 29, 31, 33-35, 37 & 39 Buckley Street, 3-10, 12 & 14 Kelly Court and 3-10 Gilchrist Court, Stratford	Lot 1 on LP143240, Lot 1 on LP148746, Lots 1 & 2 on LP207212, Lot 42-52 on PS436475, Lot 27-41 on PS536474, Lots 1-4 on PS616495, Lots 15-24 on PS534196, 3-10 on PS534195 and Lot 1, 2 & 11-14 on PS534194.

APPLICANT

Name:	
Company:	
Contact Number/s:	
Postal Address:	
Email:	

PROPOSAL:

The proposed development plan has been prepared to allow the development of land at 28 Redbank Road, which is the remaining parcel of land within the Development Plan Overlay affected area on the south side of Redbank Road in Stratford that hasn't been developed. The remaining land in the Overlay affected area is either already developed, or subject to an existing permit to allow development. The proposed development at 28 Redbank Road involves the construction of 17 townhouses with access via a common driveway and their subdivision into 17 lots with an area of common property.

DOCUMENTATION REQUIRED:

A request to approve a Development Plan (DP) must be accompanied by (but not limited to) the following information (where relevant):

Information:	Notes:
A site analysis plan.	Prepared by Beveridge Williams.
A current title (within the last 60 days) for the subject site/s, including copies of any covenants, caveats or Section 173 Agreements on the title.	Provided.
Overall plan of subdivision which shows proposed lot layout and sizing, street networks, staging, walking and cycling networks and public open space areas, as appropriate.	Prepared by Beveridge Williams.
Open space plan / landscape plan, which details open space improvements and landscaping, as appropriate.	The existing area of public open space within the Development Plan is shown. No new public open space is proposed.
Bushfire assessment and management plan (if the land is within a Bushfire Management Overlay or Bushfire Prone Area).	The land is not affected by a Bushfire Management Overlay. The properties fronting Lee Street are within a Bushfire Prone Area. However, they are all already fully developed and the Development Plan does not include their subdivision or impact them in any way. So, a bushfire assessment and management plan has not been prepared.
Flora and Fauna Assessment.	Prepared by Arbinspect.
Cultural Heritage Assessment (if the land is within an area of Cultural Heritage Sensitivity).	A CHMP is not required, as the land is not recognized as having potential sensitivity to cultural heritage.
Drainage Impact Assessment.	Prepared by [REDACTED]
Traffic Impact Assessment.	Prepared by Quantum.
Identification of infrastructure requirements, including timing and funding mechanisms.	Services around the remaining development site at 28 Redbank Road have been located and stormwater outfall planned.
Management plan, indicating the proposed staging of the development, as appropriate.	The Development Plan only includes the development of 28 Redbank Road, which will be developed in a single stage. So, the Development Plan is the Management Plan.
Written response and information required as per 'Section 4.0 Requirements for a development plan' of the relevant DPO	Provided.

* if the above are not required, justification for this must be provided for Council to assess.

DECLARATION

I declare that all the information I have given is true and correct to the best of my knowledge:

PRINT NAME:

Applicant Signat

Date:

5/3/25

OFFICE USE ONLY

Date Received	
Amount Received	
Receipt Number	