

# **TYRENDARRA TOWN AREA RESTRUCTURE PLAN (RO1) - DECEMBER 2021**

## **INCORPORATED DOCUMENT FOR THE RESTRUCTURE OVERLAY**

### **FOR OLD AND INAPPROPRIATE SUBDIVISIONS**

#### **Strategic Basis**

The Tyrendarra Town Area Restructure Plan seeks to restructure lots in common ownership within the identified town area that are deemed inappropriate due to the lack of road access.

Consideration has also been given to the proximity of the existing lots to Darlot Creek, flood mapping, and lot sizes appropriate to retain wastewater onsite.

A Restructure Overlay (RO1) has been applied to land parcels where more than one lot is in common ownership at the time of preparing this document.

This plan is referenced in the Schedule to the Restructure Overlay, and development of land affected by the overlay must conform to the requirements of this plan.

The plan aims to result in the re-subdivision or consolidation of the lots within each restructure lot as shown on the attached plan.

#### **Objectives**

To provide each lot with legal road frontage and adequate construction of that road by way of re-subdivision of the lots.

To provide lot sizes adequate to treat and retain wastewater within each lot.

To give clarity of land parcel tenure expectations to prospective purchasers of the land.

#### **Policy guidelines**

It is policy that:

- Any planning permit issued for a dwelling and/or subdivision shall contain a condition that the lots comprised within a restructure lot must be re-subdivided or consolidated in accordance with the attached plan.
- Any planning permit issued for a dwelling and/or subdivision shall contain a condition to require construction of suitable road access.
- This plan will no longer have effect after all restructure lots have been re-subdivided or consolidated in accordance with the attached plan.

# Tyrendarra Town Area Restructure Plan (RO1)

December 2021

