

19/01/2006
VC37

SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO4**

O'NEIL ROAD EAST DEVELOPMENT PLAN

1.0

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Requirements and conditions for permits

Any permit granted for the subdivision of the land into residential lots must include the following condition:

The owner must enter into an agreement with the responsible authority under Section 173 of the *Planning and Environment Act 1987* to:

- Provide for the physical and community infrastructure outlined in the development plan overlay applying to the land.
- Control the further subdivision and development of the larger lots shown on the development plan.

2.0

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Requirements for development plan

The development plan must include:

- The staging of development.
- The relationship of the land to existing or proposed land uses on adjoining land.
- Population and household targets.
- The proposed range of lot sizes including larger lots on the northern part of the land.
- Proposed open space and recreation facilities including pedestrian and bicycle linkages.
- Proposed major drainage features.
- The identification of remnant vegetation on the land and measures to retain the vegetation.
- The proposed layout of streets including traffic control infrastructure.
- A street connection between O'Neil Road and May Road.
- A schedule of physical and community infrastructure required for and as a result (in whole or part) of the development of the land including arrangements for their provision and funding.
- An overall landscape concept.
- The provision of a native tree buffer and domestic animal fence along the boundary adjoining the rural properties to the east of the land.