

19/01/2006
VC37

SCHEDULE 10 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO 10**.

COLIBAN ESTATE

1.0

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Requirement before a permit is granted

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for:

- Use and development for a Minor utility installation;
- Buildings and works required for use of part of the site by Coliban Water; and
- Works.

2.0

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Conditions and requirements for permits

All residential development must be serviced with reticulated water and sewerage.

A permit must not be granted to subdivide land until the responsible authority is satisfied that the development will be integrated with undeveloped land on the site and with developed residential land nearby.

3.0

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Requirements for development plan

The development plan must:-

- Describe the relationship of proposed uses on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.
- Identify any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- Describe the staging of proposed development to the satisfaction of the responsible authority.
- Provide appropriate arrangements for the preservation or regeneration of existing vegetation and the provision of additional vegetation.
- Provide for public open space.
- Provide suitable linkages between the site and road, public, bicycle and pedestrian transport facilities.
- Protect against any impact on the environmental integrity of nearby public land and residential land.
- Provide for the orderly staging of development and supply of services.