

19/01/2006
VC37

SCHEDULE 7 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO7

URBAN DEVELOPMENT AREA: Residential area

1.0
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Requirement before a permit is granted

Before deciding on any application the Responsible Authority must consider:

- The purposes of the zone
- The approved Development Plan

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Requirements for development plan

A Development Plan must show, where appropriate:

- The proposed development and use of each part of the land.
- A proposed major road layout pattern.
- Population and lot yield targets.
- Open space, recreation and leisure facilities including where relevant proposed walking and cycling links.
- Proposed retarding basins, lakes, watercourses and drainage lines.
- Physical and community infrastructure, including the arrangements for the provision and funding of development contributions.
- Proposed public transport facilities.
- Overall landscaping proposals.
- Sites of vegetation, landscape and heritage significance.
- Any other matters which relate to the development of the land.

Specific area development plans

The responsible authority may require a Development Plan for specific areas. Where such plans are required they shall include the following:

- Building envelopes and site layout including setbacks.
- Building height/setback requirements (in particular if they differ from the requirements of Clause 54 and Clause 55).
- The location of easements.
- Car parking.
- The location of crossovers.
- The location of footpaths.
- Any other matters which relate to the development of the land.

No approved development plans?

Where a Development Plan has not been approved the responsible authority may permit the subdivision of land provided not more than 300 residential lots are created in any twelve months period.