

19/01/2006  
VC37

## **SCHEDULE 8 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as DPO8

### **RURAL RESIDENTIAL AREA**

**1.0**  
19/01/2006  
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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

**2.0**  
19/01/2006  
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#### **Requirements for development plan**

Before deciding whether a Development Plan submitted is satisfactory or can be amended, the responsible authority must consider the following matters:

- Approved development plan for Mount Ridley Estate and Handon holdings
- Whether the proposal will contribute to the integrated development of the area
- The proposed development and use of each part of the land.
- A proposed road layout pattern.
- Population targets.
- Open space, recreation and leisure facilities including where relevant proposed walking and cycling links.
- Proposed retarding basins, lakes, watercourses and drainage lines.
- Physical infrastructure, including arrangements for the provision and funding of development contributions.
- Overall landscaping proposals.
- Sites of vegetation, landscape and heritage significance.

#### **Urban Break at Craigieburn Local Policy**

- The objectives of the Inter Urban Break at Craigieburn Local Policy.
- The protection and enhancement of the natural environment and character of the area.
- The requirements of all relevant servicing authorities and other public authorities or municipalities that may have an interest in the proposal given the Inter Urban Break Local Policy principles that discourage the provision of urban services such as reticulated sewers.
- The relationship of the development to the existing or likely use and development of adjoining land.
- The permanent access of new lots onto main roads should be limited where possible.
- Points of access to and from the land, and whether they are suitably located.
- Provision of useable areas of public open space, and associated pedestrian and bicycle path systems as set out in the Inter Urban Break at Craigieburn Local Policy.

- Standards adopted by the responsible authority for the planning and construction of roads being provided by the developer.

### **Specific area development plans**

A Development Plan for specific areas may be prepared to the satisfaction of the responsible authority and may include the following:

- Building envelopes and site layout including setbacks.
- Building height requirements.
- Building design requirements including building materials and colours, house styles, fencing and roof forms.
- Landscaping requirements.
- Any other matters which relate to the development of the land.