

19/01/2006
VC37

SCHEDULE 11 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO11

BOOTH'S LANE, WOODEND & BLACKMORE ROAD, WOODEND

1.0

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Conditions and requirements for permits

Each lot intended to be used for a dwelling must have a minimum area of 2000m² and a minimum width of frontage of 23 metres.

2.0

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Requirements for a development plan

The development plan must show:

- The location, dimensions and areas of all lots.
- Building envelopes and effluent disposal areas for all lots.
- The existing and proposed roads, bicycle paths and pedestrian routes.
- The location of existing and proposed open space including open space linkages.
- The location of existing and proposed landscaping.
- The location of existing habitat values and heritage places.
- The location of existing dwellings and associated buildings.
- The location of major infrastructure services and drainage lines.
- The location of existing and proposed community facilities.
- The staging of development.

3.0

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Decision guidelines

Before deciding on any application, the Responsible Authority must consider:

- The approved development plan.
- Whether the proposal will contribute to the integrated development of the area.
- The degree of slope of the land.
- Whether any part of the land is liable to flood.
- The prevention of erosion.
- The protection from bush fires.
- The protection of the drainage function.
- The methods of waste disposal.
- The effect upon the quantity and quality of water for human consumption.
- The preservation of the natural environment and the character and the need for the proposed development to harmonise with the surrounding environment.
- Any comments from the relevant statutory authorities including the Department of Sustainability and Environment and the Environment Protection Authority.

- Whether the proposal will enable the efficient staging of development and extension of reticulated services.