

19/01/2006
VC37

SCHEDULE 7 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO7**

TENTERFIELD

1.0

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Requirement before a permit is granted

Prior to the issue of a planning permit for any development or use:

- a development plan must be prepared to the satisfaction of the responsible authority;
- a landscape masterplan must be prepared to the satisfaction of the responsible authority;
- a drainage strategy must be prepared to the satisfaction of the responsible authority.

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Requirements for Development Plan

A Development Plan must include:

- an overall map of the proposed development in the Development Plan area as well as supporting documentation that assists to clarify the nature of the development proposed;
- a development catering for between 1000 and 1200 lots (of various sizes, types and sub-area densities) or as otherwise proposed by the developer to the satisfaction of the responsible authority.
- the proposed land uses (including generally the areas proposed for conventional and medium density housing);
- the relationship of the land to existing or proposed land uses on adjoining land;
- the proposed arterial and collector road network including proposed actual or indicative linking points to surrounding land;
- the proposed main walking and cycling links;
- the proposed open space areas and their recreation function (natural, passive or active);
- the proposed drainage network;
- the location and general content of any proposed Activity Centre;
- a landscape assessment of the land;
- any existing cultural heritage features and areas and an indication of those proposed to be retained;
- any proposals relating to the findings of a flora and fauna assessment of the land;
- any proposed indicative staging of development of the land;
- any proposed design and siting guidelines and standards (in particular if they differ from the requirements of clause 54 and clause 55).

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Decision guidelines

Before deciding to approve a Development Plan, the responsible authority must consider:

- the existing and possible future development and use of the land and of contiguous or adjacent land;
- the availability of water, sewerage, drainage and electricity services;
- the orderly planning of the zone, including the management of traffic, the provision of pedestrian ways and open space;
- the need for financial or other contributions towards the provision of reticulated service infrastructure, community and social facilities and services, transport infrastructure and services;
- the provisions of the Melton East Strategy Plan and Municipal planning policy.