

23/10/2008
C40**SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO1****RESIDENTIAL 1 ZONE****1.0**23/10/2008
C40**Requirement before a permit is granted**

Before any planning permit is granted for any use or development of land that the Development Plan Overlay 1 applies to, the responsible authority must consider and be satisfied that the following decision guidelines and performance measures are met:

- The proposed use and/or development is consistent with any approved Development Plan and this overlay schedule
- Road, footpath, drainage and stormwater provision
- Reticulated water and sewerage provision
- Underground electricity, street lighting and telecommunications provision
- A requirement for public open space land or monetary contribution for recreation purposes when a contribution is required in accordance with the *Subdivision Act*
- The proposal incorporates and meets the following residential urban design principles:
 - Urban design and layout principles to meet ResCode objectives and standards;
 - A site assessment and design response that provides layout and development that is compatible with the site, adjoining land and general area;
 - A range of lot sizes and housing types to meet a variety of housing needs, and cater for a range of different residential users;
 - A strong sense of place created by attractive built form, compact neighbourhood design, quality landscape and community safety;
 - Retention and enhancement ('net gain') of biodiversity and existing native vegetation to implement the objective of the Victorian Native Vegetation Management – A Framework for Action;
 - Pedestrian and vehicular provision, accessibility and safety;
 - Accessibility and linkages to open space, and consideration of how to enhance existing linkages and open space;
 - When additional open space is to be provided rather than a monetary contribution, provision of open space that is centrally located, accessible, safe and usable for recreational purposes;
 - Quality urban environmental standards, including water sensitive urban stormwater and drainage design and treatment, energy efficiency, landscaping, and protection and incorporation of natural features;
 - Adequate reticulated urban servicing for residential development to Mitchell Shire Council and service authority standards

2.023/10/2008
C40**Requirements for development plan**

Any development plan for this land must outline and assess:

- Proposed future subdivision and development to allow for the full development and servicing of the land in accordance with the Residential 1 Zone and ResCode

- Site analysis and response, including natural features, slope, orientation, views, drainage lines, native vegetation, and impact on neighbouring and nearby land
- Proposed lot layout and density, including building envelopes if appropriate
- Internal road layout and external road access, including future road linkages, street lighting, and proposed road surfacing and standards
- All servicing, including water, sewerage, drainage and stormwater, electricity and telecommunications
- Existing and future open space, including linkages to and between areas of open space
- Landscaping, existing native vegetation and streetscape treatment
- Relationship, effect and linkages of proposed use and development of the land to uses and developments on adjoining land and nearby land
- The stages, if any, in which the land is to be subdivided and developed
- Any adopted strategic plan or urban design framework for the relevant area or town

Any development plan that is prepared and approved must include:

- Processes for making changes to the development plan, including a public consultation period and a requirement that the responsible authority approve any changes to the development plan