

13/11/2008
C38

SCHEDULE 7 TO THE DEVELOPMENT PLAN OVERLAY

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

MARTIN & IRELAND Streets Castlemaine

1.0 Requirement before a permit is granted

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A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority to use land, construct buildings or to construct or carry out works ancillary to the existing dwellings.

2.0 Conditions and requirements for permits

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- All residential development must be serviced with reticulated water and sewerage, and underground reticulated electricity.
- All subdivision must be serviced with sealed roads and underground stormwater drainage.

3.0 Requirements for development plan

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The Development Plan must:-

- Describe the relationship of uses proposed on the land to the existing and proposed uses on adjoining land, including appropriate regard to the adjoining residential area.
- Identify proposed subdivision layout including the location, dimensions and areas of all lots,
- Identify the location of building envelopes, and vehicle access ways to building each building envelope.
- All residential development must be serviced with reticulated water and sewerage, and underground reticulated electricity. These services are to be located within the vehicle accessways.
- All subdivision must be serviced with sealed roads and underground stormwater drainage.
- Identify any sites of conservation, heritage or archaeological significance and the means by which they will be managed
- Provide appropriate arrangements for the provision and funding of necessary physical infrastructure
- Provide appropriate arrangements for the preservation and regeneration of existing vegetation.
- Assess the existing vegetation type, quality and quantity on the site to the satisfaction of the Department of Sustainability and Environment
- Identify any native vegetation proposed for removal, and areas for replanting to the satisfaction of the Department of Sustainability and Environment
- Provide a native vegetation offset plan to the satisfaction of the Department of Sustainability and Environment
- Provide an explanation of how the net gain outcome specified in *Victoria's Native Vegetation Management- A Framework for Action (2002)* has been met to the satisfaction of the Department of Sustainability and Environment

- Provide suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to urban areas.
- Identify proposed water supplies, storages and systems required for fire fighting purposes.
- Show fencing that is visually unobtrusive and appropriate to permit the passage of wildlife
- Require the execution of a Section 173 agreement that prevents further subdivision or the erection of second dwelling on any allotment
- Provide a Traffic Impact Assessment report to the satisfaction of VicRoads prior to the development of the subject land. This assessment will address the impact of the development on the existing arterial road network and details of any mitigating works required at the Pyrenees Highway / Ireland Street intersection.