

19/01/2006
VC37

SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO1**

TRUGANINA DEVELOPMENT PLAN

1.0

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Requirement before a permit is granted

The development plan must be consistent with the Truganina Transitional Area Concept Plan and the Truganina Transitional Area Policy and show:

- The subdivision and development of land in stages including:-
 - Stage 1 Initial Development Plan
 - initial lot layout
 - road reservation acquisitions
 - open space and required landscape buffers
 - other matters necessary to support the development
 - the lot layout must demonstrate an ability to be further subdivided in accordance with a detailed development plan for future development;
 - Stage 2 Detailed Development Plan
 - details of infrastructure including road reservations and notional future landuse intended for the ultimate subdivision of the land;
- Proposed road layout pattern having regard to the need to provide a movement network which provides safe and efficient internal and external access for vehicular traffic;
- Proposed lot layout having regard to the types of uses which are proposed or likely to develop, staging of subdivision and options for resubdivision;
- Provision for local service facilities;
- Provision of landscape setbacks to protect the function and amenity of main roads;
- Proposed uses of parts of the land;
- Existing and proposed vegetation and landscaping;
- Capacity and availability of water supply, sewerage, drainage, electricity and telecommunication services.

An initial development plan for the whole of the land may provide less detail than that for a part of the land having regard to the staging of development and the areas of the land proposed to be subdivided and developed.

Subdivision of the land must be in accordance with the development plan.

Any development plan may, from time to time, be amended or modified to the satisfaction of the responsible authority.

Conditions and requirements for permits

Prior to the grant of a permit for any use or development the responsible authority must consider whether the proposed use or development is appropriate having regard to the type and extent of services likely to be required for the use or development, the load which may be imposed on infrastructure and the availability and capacity of infrastructure services available or proposed.

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Exemptions

An application for the use and development of land for a cemetery is exempt from the notice requirements of Section 52(1), (a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the appeal rights of Section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone, Business 5 zone, or land used or reserved for a hospital or school.