

23/01/2014
C102

SCHEDULE 8 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO8**.

ECHUCA COMMUNITY FOR THE AGED DEVELOPMENT PLAN

1.0

23/01/2014
C102

Requirement before a permit is granted

The responsible authority can grant a permit to use or subdivide land, construct a building or construct or carry out works on part of the land (being the area zoned General Residential Zone bounded by Mount Terricks Road to the north, the land zoned Public Park and Recreation Zone to the west, the Echuca Community for the Aged facility to the east and the property boundary to the south) prior to the approval of the development plan.

2.0

03/05/2012
C73

Conditions and requirements for permits

An application must be accompanied by a report, which demonstrates to the satisfaction of the responsible authority that the use, subdivision, building or works will not prejudice the future use or development of the land in an integrated manner as contemplated by this schedule.

3.0

03/05/2012
C73

Requirements for development plan

A single development plan must be prepared for all the land to which the schedule applies.

The development plan must show or include the following:

- The proposed use and development of each part of the land.
- Detailed and scaled development plans of all buildings, including:
 - All elevations to AHD;
 - Floor plans; and
 - External finishing materials to all buildings.
- The relationship and integration of the development to the adjoining land.
- The layout of the subdivision and development of the land including roads, lot boundaries and areas of public open space.
- The provision of safe and efficient vehicle and pedestrian access to and from the land.
- Infrastructure provision including sewerage, water, drainage and other utility services.
- Setbacks.
- Fencing styles.
- Open space facilities including linkages.
- An indicative lot layout and staging plan.
- Implementation of the following options to manage native vegetation retention:
 - Detailed arrangements for the retention and management of native vegetation in accordance with the principles of 'Net Gain,' including the three step approach of avoid, minimise and offset;
 - Incorporating native vegetation into Public Open Space areas;
 - Placement of internal roads to form a break between native vegetation and housing, to avoid native vegetation and to minimise fragmentation of habitat; and
 - Providing for the coordination of utility installation to achieve shared trenches/easements.