

19/01/2006
VC37**SCHEDULE 6 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO6**.

GLEN AVON ESTATE - LOW DENSITY RESIDENTIAL DEVELOPMENT PLAN**1.0**19/01/2006
VC37**Requirement before a permit is granted**

A permit may be granted to construct a single dwelling and associated outbuildings on any lot existing at the approval date, provided it is the only dwelling on the lot, before a development plan has been prepared.

2.019/01/2006
VC37**Requirements for development plan**

The Development Plan must:

- Describe the relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses;
- Make appropriate arrangements for the provision and funding of necessary physical and social infrastructure;
- Illustrate the staging and anticipated timing of development;
- Include a soil and water report carried out in accordance with EPA Publication 746.1 Land Capability Assessment for Onsite Domestic Wastewater Management 2003 to demonstrate the capacity of the land to treat effluent onsite;
- Include a report demonstrating the capacity of the proposed drainage infrastructure to service the development and treat stormwater;
- Show suitable linkages for vehicular, pedestrian and bicycle movement within and from the site to existing and proposed urban and rural residential areas;
- Provide for and show collector roads as tree-lined boulevards which act as open space links for pedestrians;
- Provide for pedestrian links from the site to the rail corridor;
- Provide for open space with direct connections to existing and proposed open space and open space networks which are directed towards the town centre;
- Incorporate Water Sensitive Urban Design drainage systems into the road network where appropriate;
- Provide for an eight (8) metre wide vegetation belt, including a pedestrian path along the southern and eastern boundary of the Glen Avon Estate to act as a defined boundary of the Bannockburn township;
- Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation;
- Describe, if appropriate, sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- Incorporate a traffic management study which includes consideration of the existing and projected use and management of the intersections at Bannockburn-Shelford Road and Burnside Road; Pope Street and Burnside Road and Pope Street and High Street or any other affected intersection. The traffic management study should identify projected traffic volumes created by the development of land affected by this overlay and must make provision for necessary treatments of intersections affected in accordance with AUSTROADS Publications and Council or VicRoads requirements.