

14/06/2012
C57**SCHEDULE 12 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO12**.

TOWNSHIP DEVELOPMENT PLAN – LETHBRIDGE**1.0**14/06/2012
C57**Requirement before a permit is granted**

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

2.014/06/2012
C57**Requirements for development plan**

A development plan must include:

- A plan showing the location, dimension and area of all lots.
- A land capability assessment to determine if lots less than 1 hectare can support the management of onsite wastewater systems.
- Where required a flora and fauna assessment report which provides a Management Plan to assist in the protection and management of any identified environmental assets to the satisfaction of the responsible authority.
- An overall landscaping plan and any necessary arrangements for preserving or regenerating existing vegetation.
- A drainage management plan which identifies natural drainage lines and floodways, and provides for the integration of stormwater treatment into the landscape and the protection of water quality.
- If relevant a traffic impact assessment report considering the impacts of traffic movements at the intersection of Hodges Street and the Midland Highway. The report and any mitigating works must be completed to the satisfaction of VicRoads and the Responsible Authority. All works must be carried out at the cost of the applicant.

A development plan must include a subdivision layout plan which:

- Allows for the provision of future infrastructure, including reticulated sewerage.
- Includes wide road reserves capable of accommodating services, footpath infrastructure and planting of native indigenous species.
- Provides convenient and safe pedestrian and cycle networks with linkages to adjoining development, open space and facilities such as schools, shops and sporting grounds.
- Provides road linkages to surrounding areas and integrates with adjoining development.
- Considers the topography of the land, particularly with regard to the provision of useable open space, site elements such as vegetation, waterways or other significant features, and physical infrastructure such as roads and reticulated services (water, sewer, drainage).
- Where relevant, identifies the proposed location of public open space which is:
 - Clearly visible and accessible to residents within the development area;
 - Connected to existing or proposed open space; and
 - Integrated with areas and corridors of habitat significance where possible.
- Shows the location of any major infrastructure easements;
- Identifies development stages if proposed.

A development plan must not provide for additional access onto the Midland Highway to service residential development.