

19/01/2006
VC37

SCHEDULE 6 TO THE DEVELOPMENT PLAN OVERLAY

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

GOWANBRAE

1.0

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Requirement before a permit is granted

A permit may be granted to subdivide the land before a development plan has been prepared to the satisfaction of the responsible authority provided that no more than 50 residential lots are created in any twelve month period.

2.0

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Conditions and requirements for permits

Any new dwelling must incorporate noise attenuation measures to achieve internal noise levels generally in accordance with Australian Standard 2021-1994 “Acoustics – Aircraft Noise Intrusion – Building Siting and Construction”.

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Decision guidelines for permit

Before deciding on an application, the responsible authority must consider:

- The provisions and requirements of the approved development plan.
- The need for a development contribution towards the provision of reticulated service infrastructure, community facilities and transport systems as set out in the development plan and appropriate agreements, conditions or other arrangements to guarantee such contributions.
- The relationship of the proposed subdivision to the existing and proposed subdivision and use of adjoining land.

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Requirements for development plan

The development plan must show or make provision for:

- The proposed use of each part of the land
- The relationship of the land to the existing or proposed land uses on adjoining land
- Population targets for component areas of the plan
- A proposed road layout pattern and design which is ecologically sustainable, enhances the residential character of the area and establishes a movement network which:
 - Provides good internal and external access for residents
 - Maximises safety
 - Encourages use of public transport
 - Minimises through traffic
 - Provides for connection between the proposed urban area and abutting areas
- Proposed public transport facilities
- The means by which significant employment will be created or opportunities for employment facilitated.
- Proposed commercial and community centres and facilities in a sustainable hierarchy
- Proposed schools
- A range of housing and lot types and densities including proposed medium density and other special housing areas

- Provision for water, sewerage, drainage, electricity and gas services
- Major drainage lines, water features, proposed retarding basins and floodways, and the means by which these will be managed and water quality maintained
- Open space and recreation facilities and major pedestrian/cycle networks
- An overall scheme for landscape planting and the preservation of stands of existing indigenous vegetation and individual trees where possible and any areas for regeneration
- Sites of conservation, heritage and archaeological significance and the means by which they will be managed
- The staging and anticipated timing of development
- The arrangements for the provision and funding of social and physical infrastructure.

The development plan may consist of one or more separate plans and may include detailed plans of sub areas within the plan as well as supporting documentation.

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Decision guidelines for development plan

In considering a development plan, the responsible authority must take the following matters into consideration:

- The purpose of the zone
- The extent of noise generated by aircraft movement from Essendon Airport.
- Whether satisfactory arrangements have been made for the conservation of the natural characteristics (such as scenic beauty, environmental significance and buildings or sites of historic or archaeological significance) and other assets of the area.
- The pattern of land ownership in the area
- Future accessibility in the area and the wider region
- The manner in which the plan can proceed in the event that the owner of any parcel is not able or intending to develop
- The views of the owners and occupiers of lots adjoining the land and any other person who, in the opinion of the responsible authority, may be affected by the development plan.