

27/05/2019
C239wsea

SCHEDULE 10 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO10**.

JANEFIELD PRECINCT DEVELOPMENT PLAN

1.0

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Objectives

None specified.

2.0

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Requirement before a permit is granted

The Responsible Authority may grant a permit for subdivision, use or development prior to approval of a development plan provided that the Responsible Authority is satisfied that the subdivision, use or development will not prejudice the future use or development of the land for the purpose of the zone or any other aspect of the Municipal Planning Strategy.

3.0

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Conditions and requirements for permits

Where the land abuts the Plenty Gorge Metropolitan Park the application must be referred to Parks Victoria for comment and where required a condition must be included on the permit for the erection of a predator proof fence.

4.0

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Requirements for development plan

The development plan must show:

- The land to which the plan applies;
- The proposed use and development of each part of the land;
- The road layout and design including road reserve widths;
- Pedestrian and cycle paths;
- Public transport facilities including an indication of potential bus routes;
- The location of any existing vegetation;
- An overall scheme for landscape planting and the preservation of stands of indigenous vegetation;
- Any areas for regeneration of indigenous vegetation;
- Sites of conservation, heritage and archaeological significance and the means by which they will be managed;
- Open space and recreation facilities;
- Major drainage lines and, water features, proposed retarding basins and floodways and the means by which they will be managed and water quality maintained;
- A predator proof fence where the site adjoins the Plenty Gorge Parklands;
- Provision for bushfire protection from and for the Plenty Gorge Metropolitan Park;
- The need for an agreement which details development contributions for necessary community or other infrastructure.