

01/09/2011
C46

SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO1**

RESIDENTIAL 1 DEVELOPMENT PLAN- MCKENZIE HILL & WEST CASTLEMAINE

1.0 Requirement before a permit is granted

01/09/2011
C46

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

2.0 Conditions and requirements for permits

01/09/2011
C46

- All residential development must be serviced with reticulated water and sewerage, and underground reticulated electricity.
- All subdivision must be serviced with sealed roads and underground stormwater drainage.

3.0 Requirements for development plan

01/09/2011
C46

The Development Plan must:-

- Identify any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- Provide appropriate arrangements for the provision and funding of necessary physical infrastructure.
- Provide suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to urban areas.
- Identify the proposed subdivision and lot layout.
- Provide an explanation of how the net gain outcome specified in *Victoria's Native Vegetation Management- A Framework for Action (2002)* (the Framework) has been met to the satisfaction of the Department of Sustainability and Environment. The explanation must address the three step approach to net gain as required by the Framework. Assess the existing vegetation type, quality and quantity on the site.
- Identify any native vegetation proposed for removal, and areas for replanting.
- Provide a native vegetation offset plan to the satisfaction of the Department of Sustainability and Environment.
- The road network design must be consistent with the road network detailed in the adopted Diamond Gully Structure Plan, particularly at intersections to the Pyrenees Highway.
- There are to be no further access points from the Pyrenees Highway directly onto lots.
- List the staging and anticipated timing of development.