23/09/2010
C89(Part 1)

SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO3**

RESIDENTIAL 1 ZONE – DENSITY MANAGEMENT AREAS

1.0 Requirement before a permit is granted

19/01/2006
VC37

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.

2.0 Conditions and requirements for permits

19/01/2006
VC37

All residential development must be serviced with reticulated water and sewerage and underground, reticulated electricity.

All residential development must be serviced with sealed roads and underground stormwater drainage.

3.0 Requirements for development plan

23/09/2010
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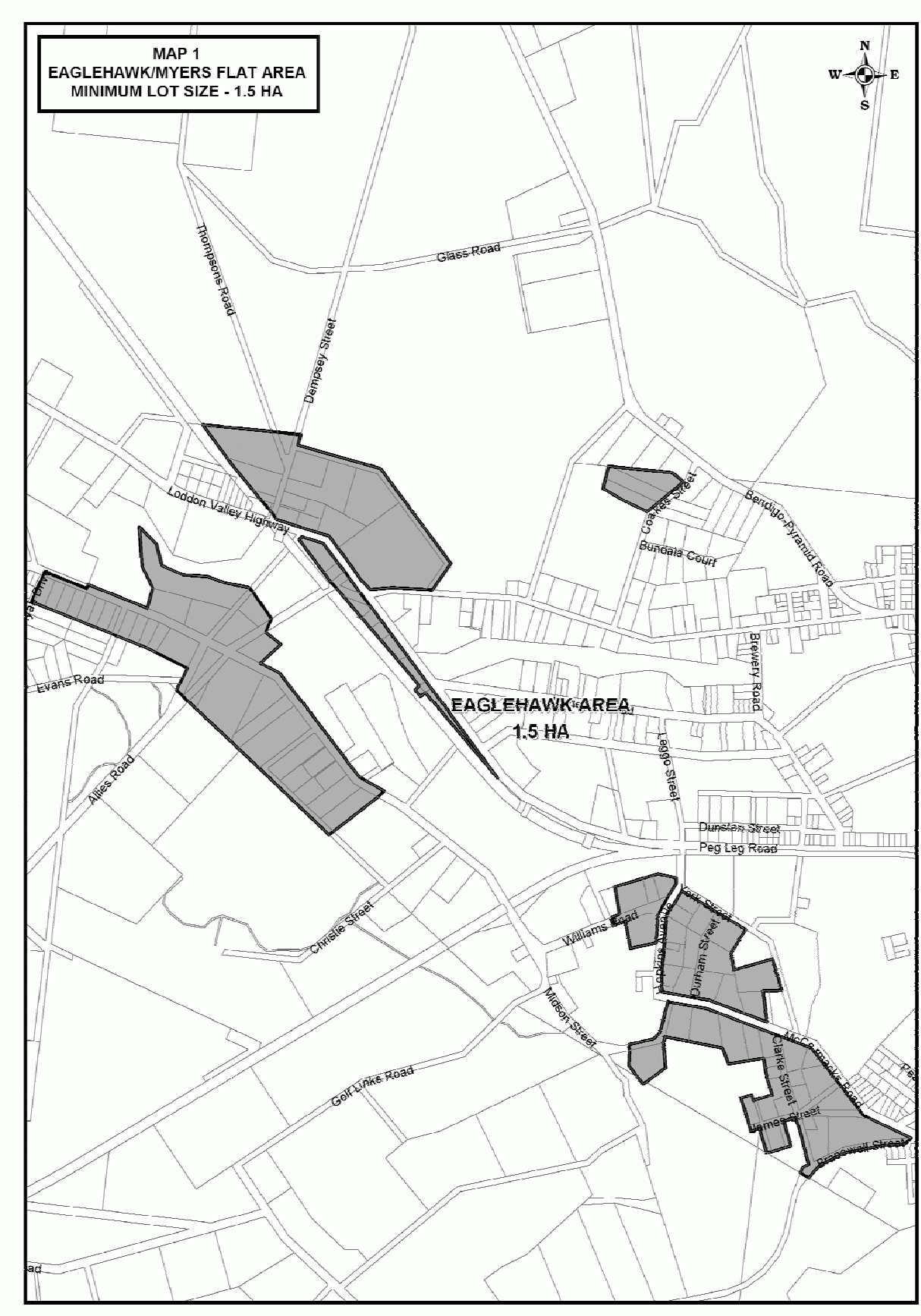
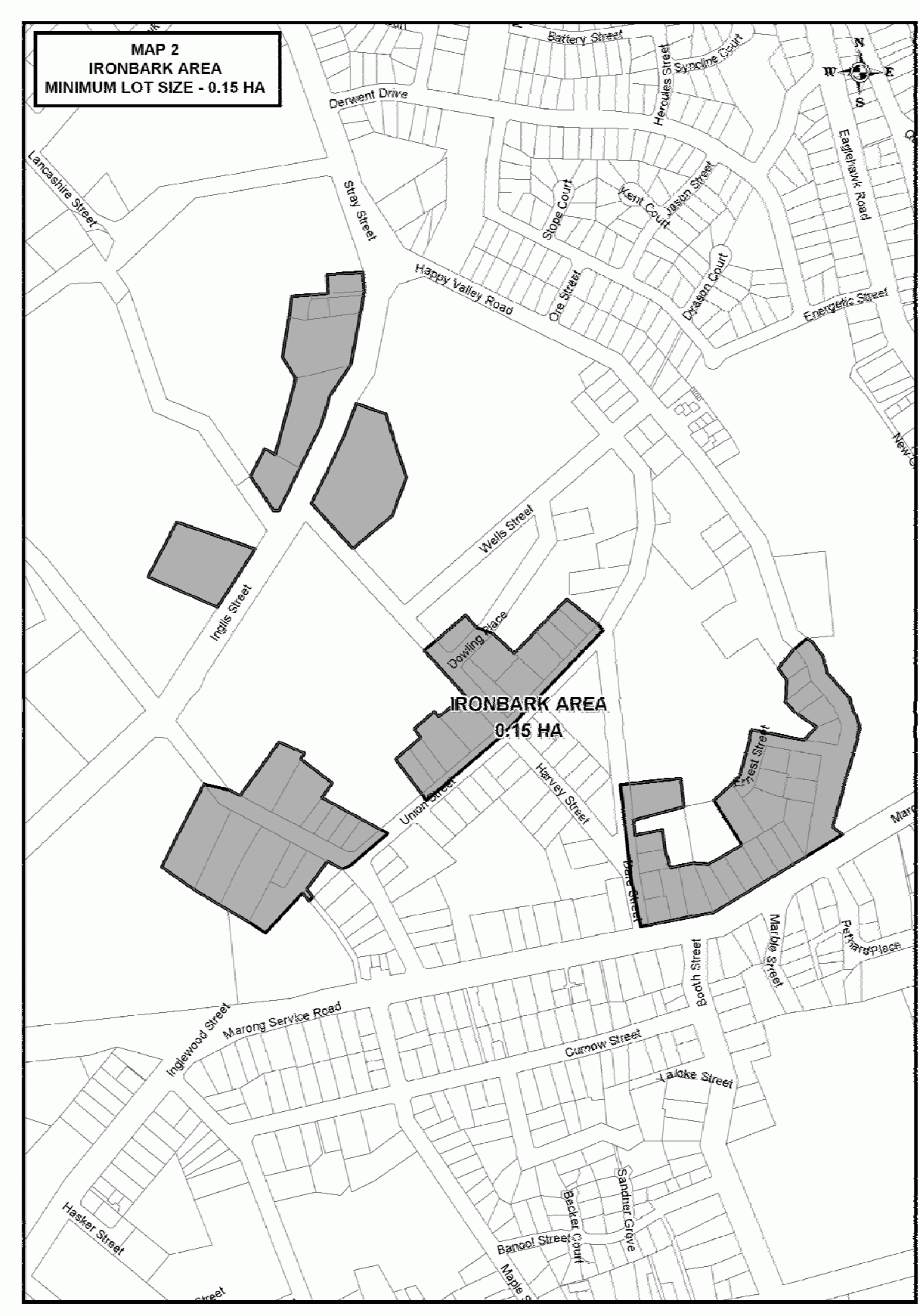
The development plan must:

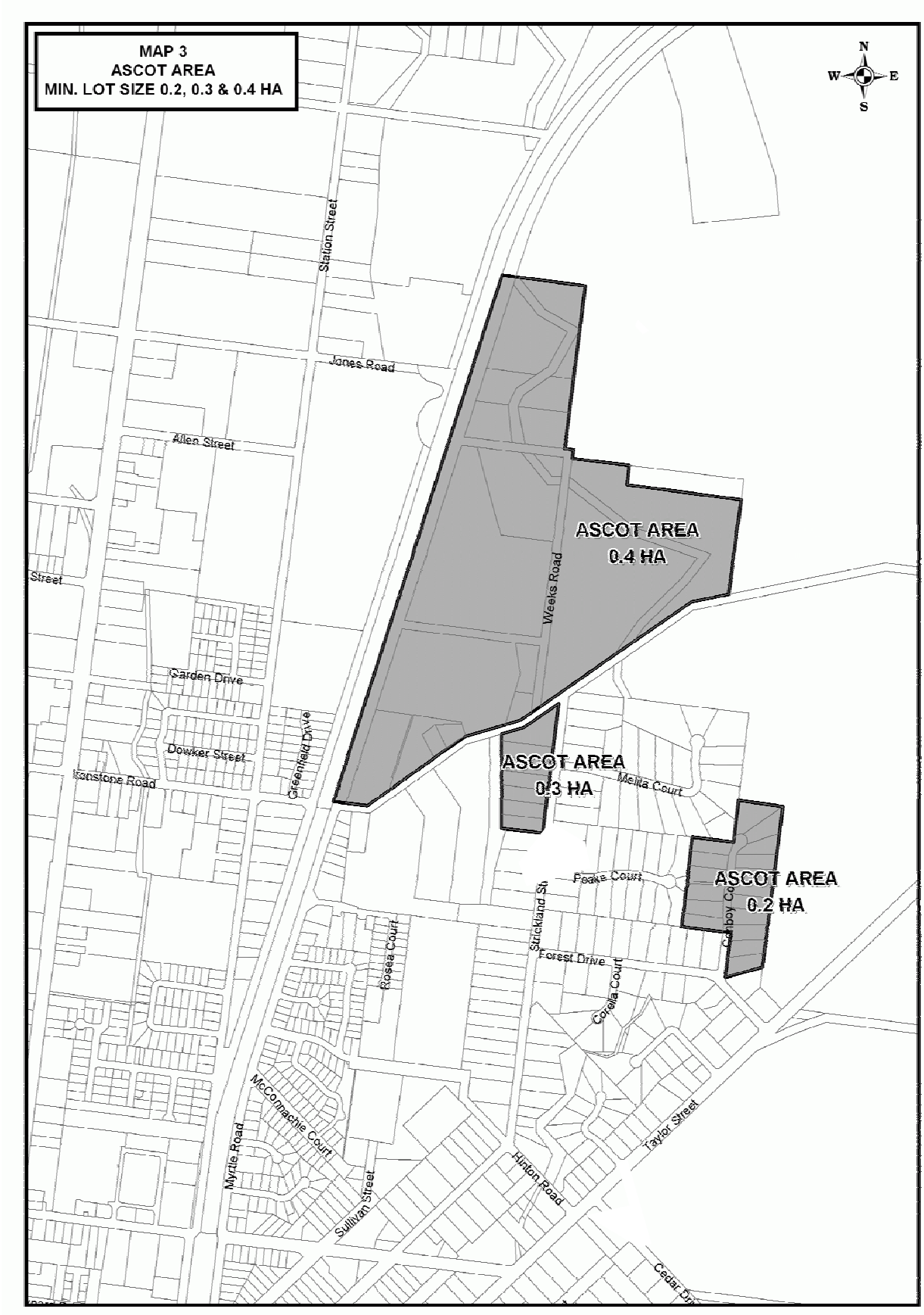
- Describe the relationship of proposed uses on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.
- Identify any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- List the staging and anticipated timing of development.
- Provide appropriate arrangements for the preservation or regeneration of existing vegetation.
- Provide suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to urban areas.
- Provide a soil and water report with all applications to demonstrate the capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts soil and water downstream of the development.
- Indicate lots of at least 1,500m^2 (or that indicated on attached maps 1-11) in the following Residential 1 Zone areas as shown on attached Maps 1-11:
  - Map 1 Eaglehawk/Myers Flat Area
  - Map 2 Ironbark Area
  - Map 3 Ascot Area
  - Map 4 North Bendigo Area
  - Map 5 East Bendigo Area
  - Map 6 Golden Gully Area 1
  - Map 7 Strathfieldsaye Area

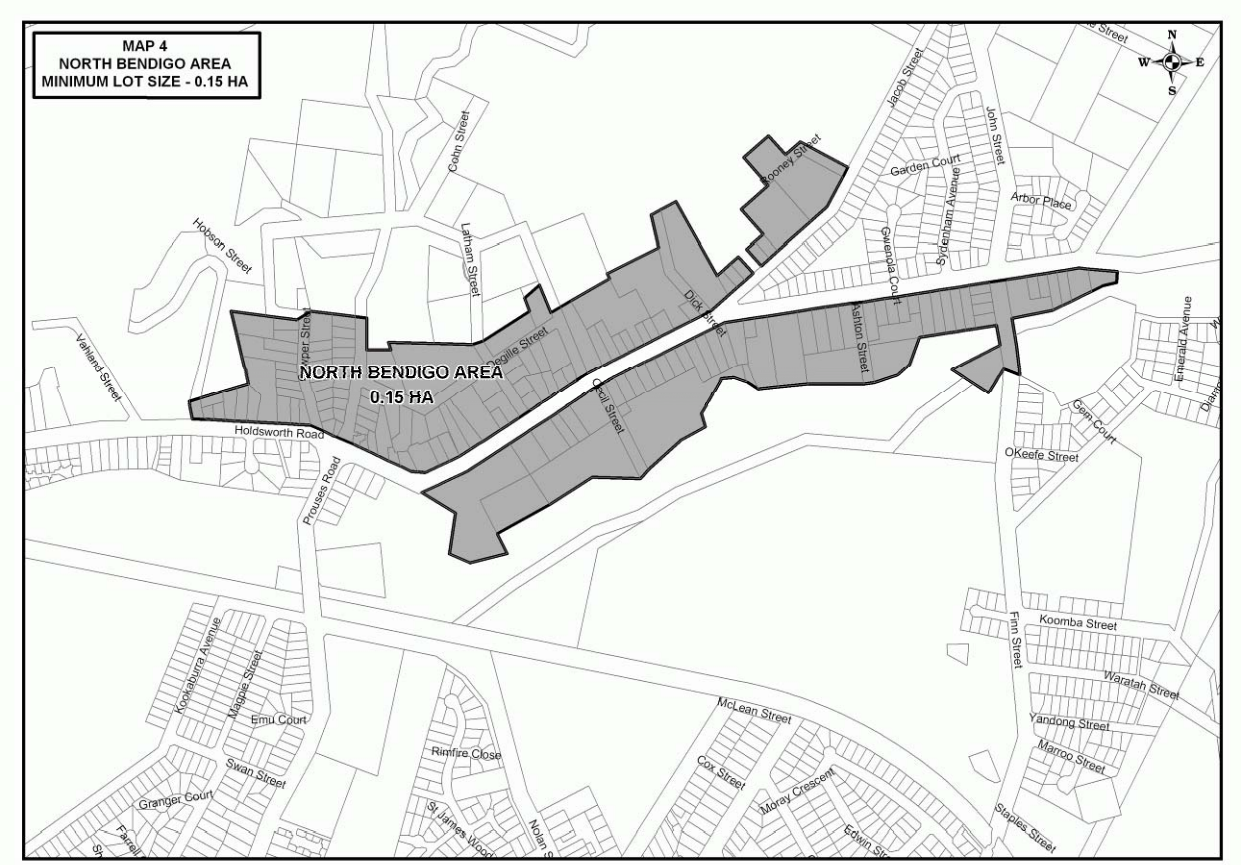
- Map 8 Ham Street, Kangaroo Flat Area
- Map 9 Flora Hill/Spring Gully Area
- Map 10 Golden Square Area
- Map 11 Golden Gully Area 2

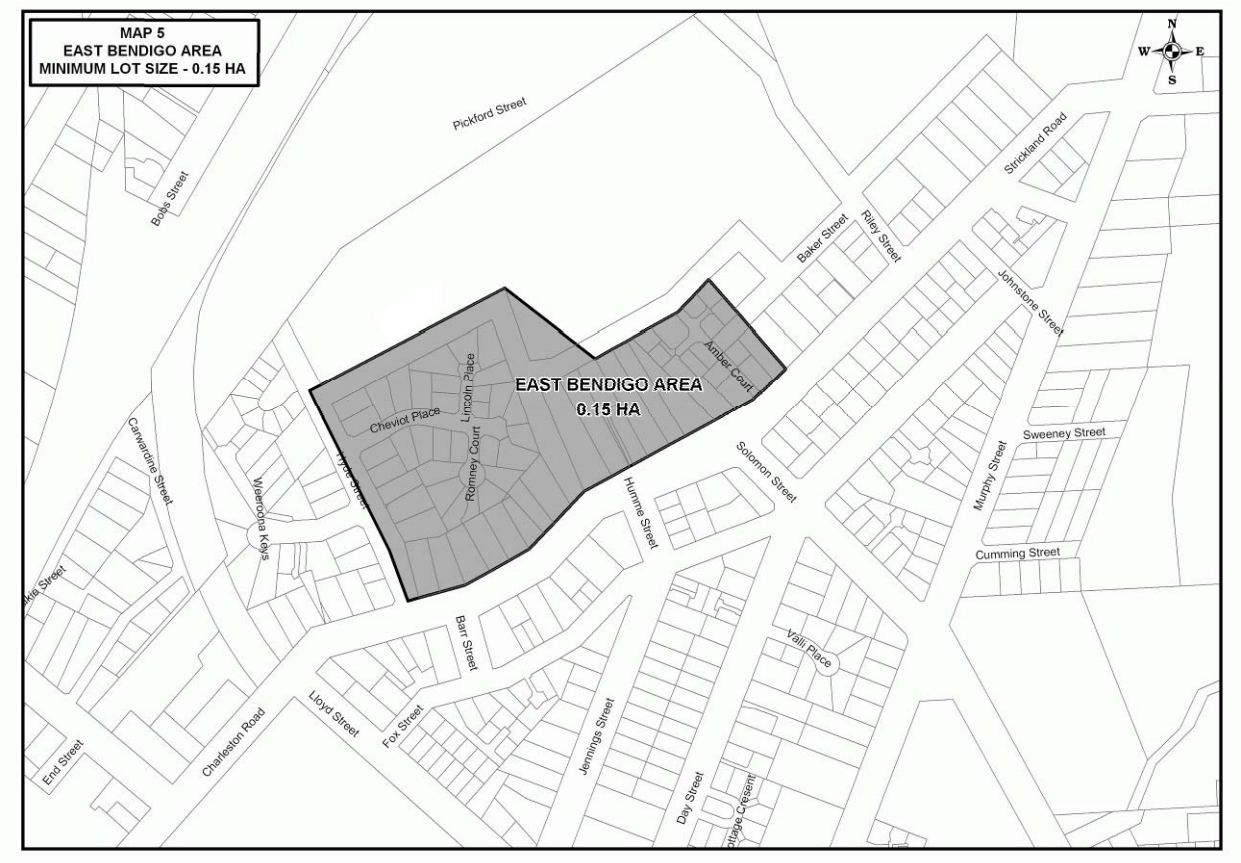
unless it can be demonstrated that the lots can be fully serviced, remnant vegetation can be retained and the proposed lot size is compatible with the general character of the area.

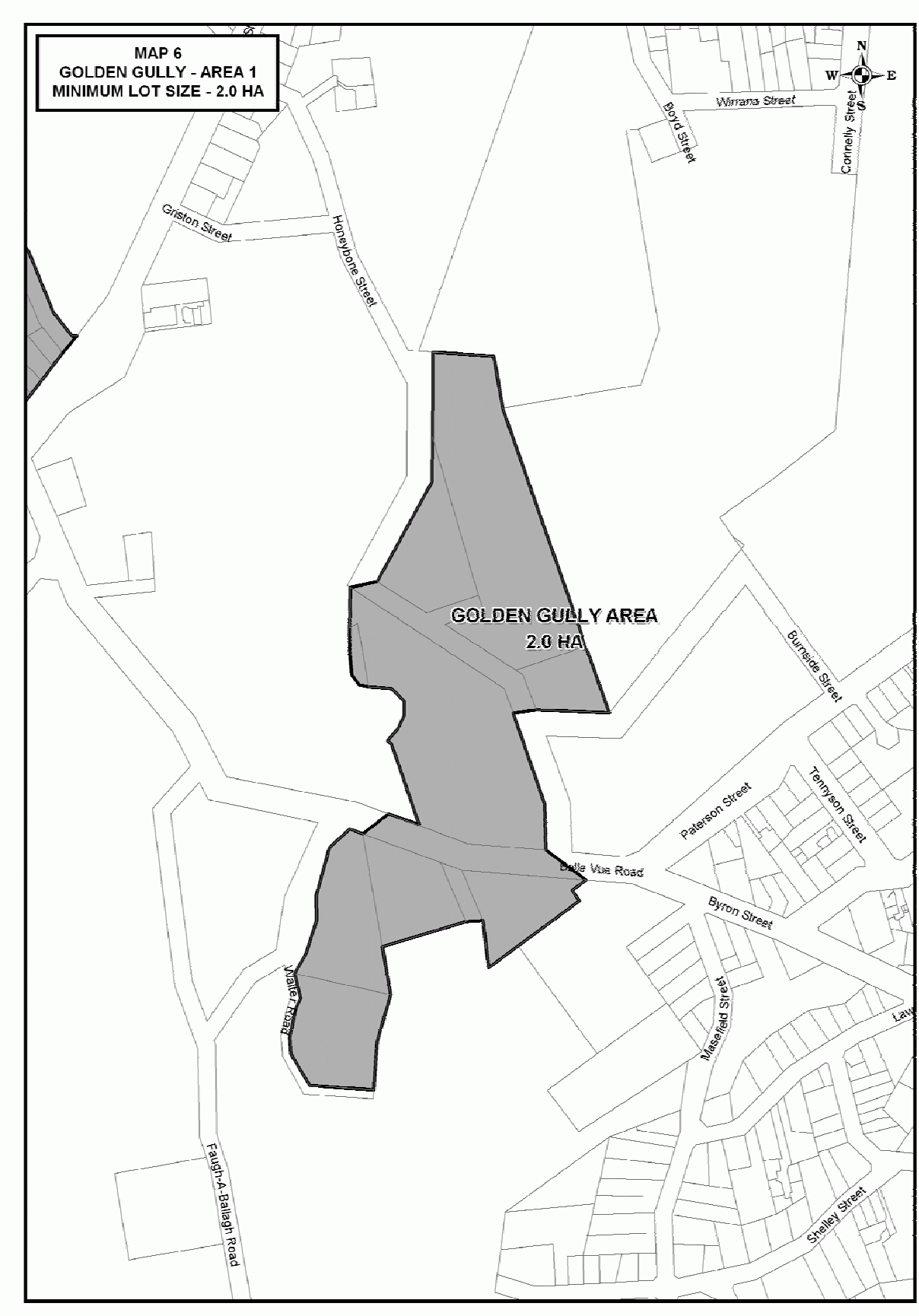

MAP 1
EAGLEHAWK/MYERS FLAT AREA
MINIMUM LOT SIZE - 1.5 HA
N
W
E
S
Thompsons Road
Glass Road
Dempsey Street
Loddon Valley Highway
Coakes Street
Bendigo-Pyramid Road
Bundala Court
Brewery Road
Evans Road
EAGLEHAWK AREA
1.5 HA
Allies Road
Leggo Street
Duncan Street
Peg Leg Road
Williams Road
York Street
Durham Street
Christie Street
Madson Street
Golf Links Road
Clarke Street
James Street

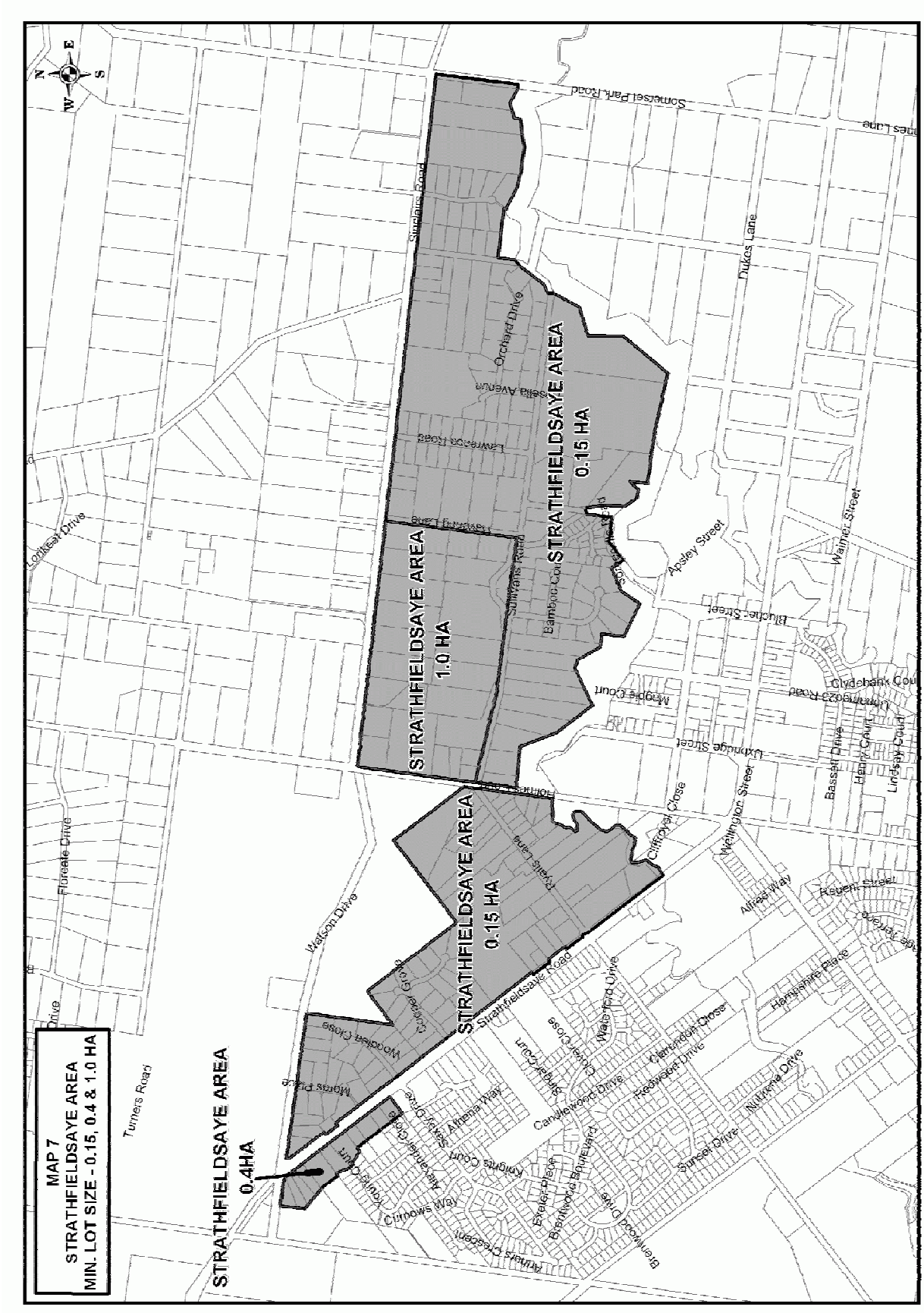

MAP 2
IRONBARK AREA
MINIMUM LOT SIZE - 0.15 HA
IRONBARK AREA
0.15 HA
Derwent Drive
Battery Street
Hercules Street
Syncline Court
Eaglehawk Road
Lancashire Street
Stray Street
Happy Valley Road
Ore Street
Slope Court
Ysent Court
Jason Street
Dragon Court
Energetic Street
Wells Street
Inglis Street
Dowling Place
Union Street
Harvey Street
Forest Street
Booth Street
Marble Street
Ingleswood Street
Marong Service Road
Curnow Street
Lalcke Street
Hasker Street
Becker Court
Sandner Grove
Banool Street

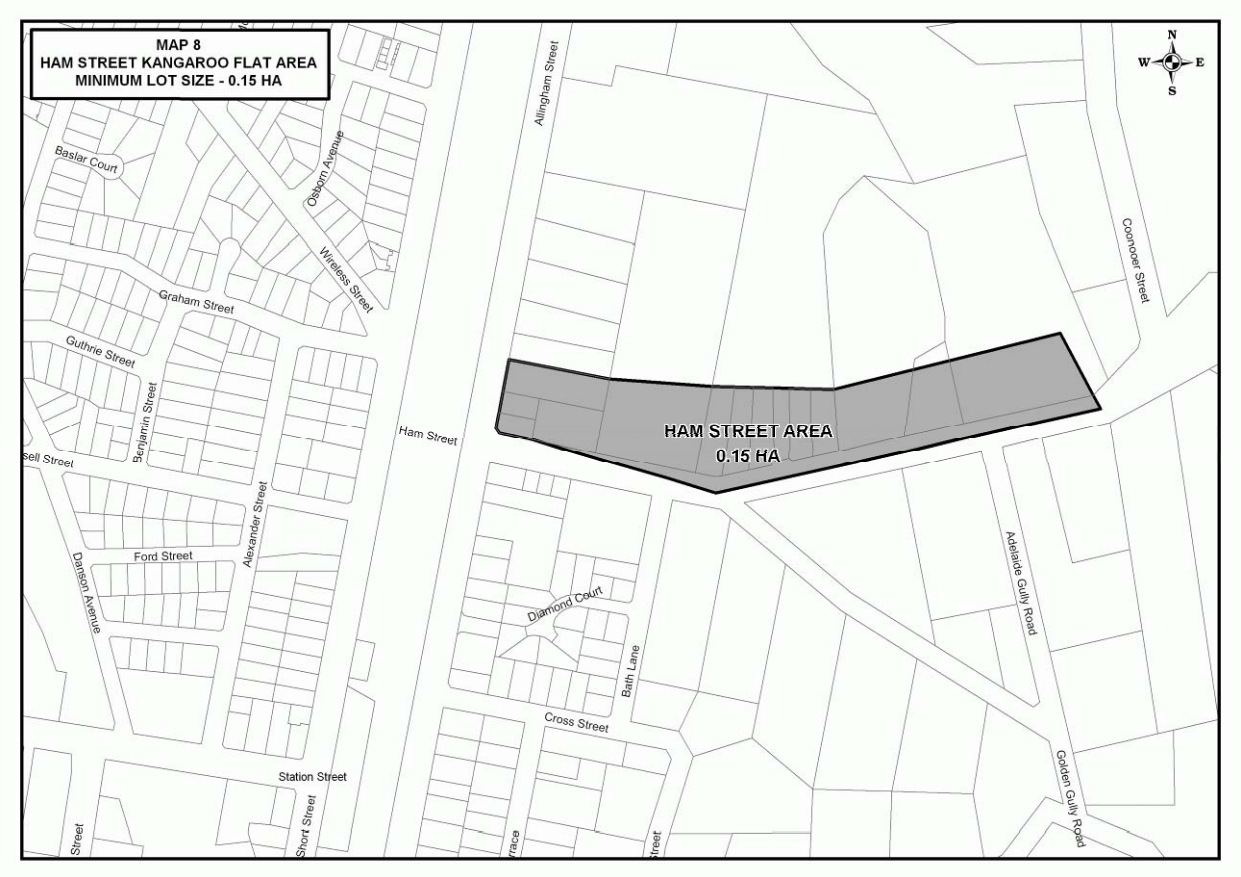

MAP 3
ASCOT AREA
MIN. LOT SIZE 0.2, 0.3 & 0.4 HA
N
W
E
S
ASCOT AREA
0.4 HA
ASCOT AREA
0.3 HA
ASCOT AREA
0.2 HA
Station Street
Jones Road
Allen Street
Weeks Road
Garden Drive
Dowker Street
Greenfield Drive
Melita Court
Peake Court
Strickland St
Forest Drive
Corella Court
Rosea Court
McCormachie Court
Myrtle Road
Sullivan Street
Hinton Road
Taylor Street

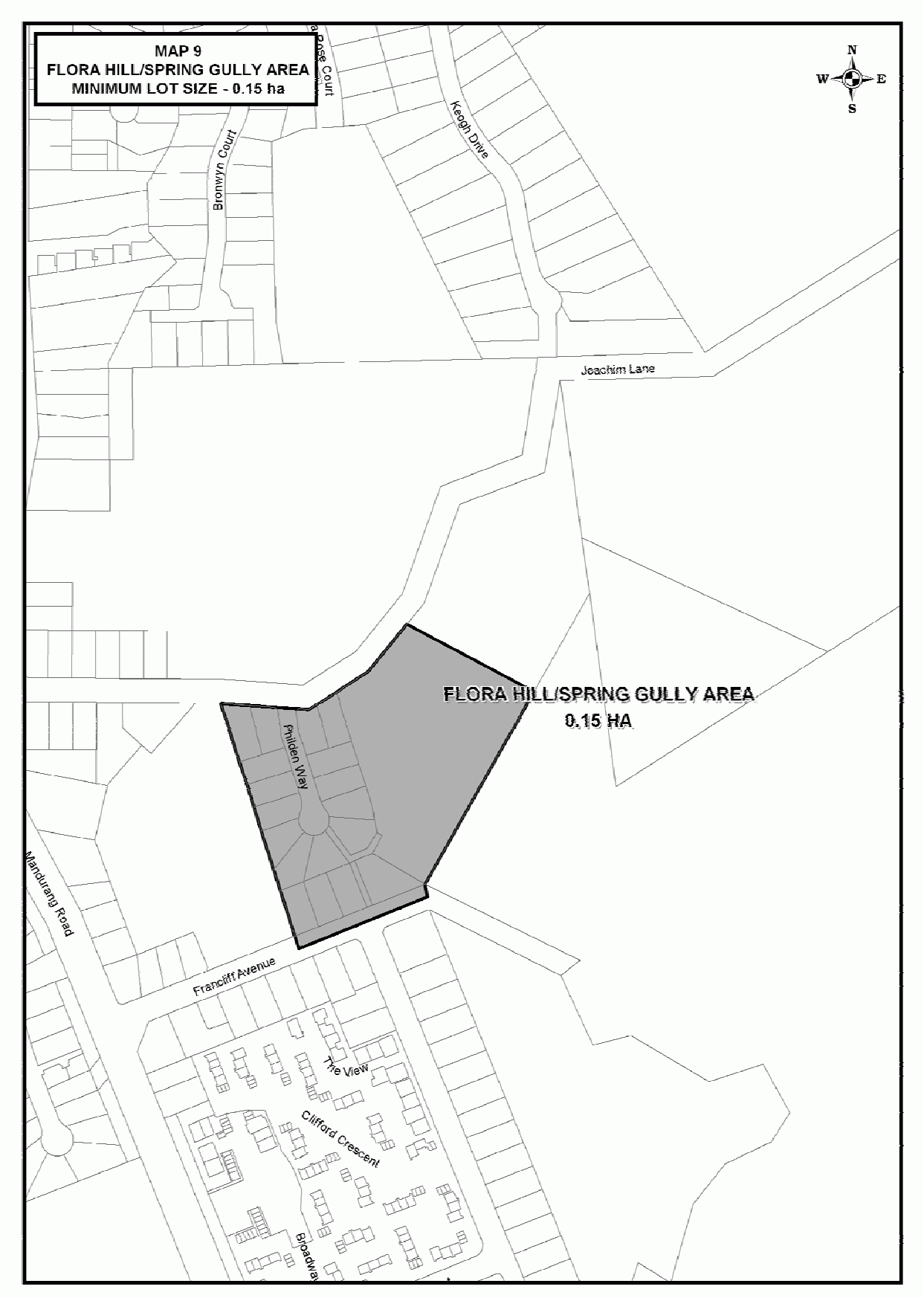

MAP 4
NORTH BENDIGO AREA
MINIMUM LOT SIZE - 0.15 HA
NORTH BENDIGO AREA
0.15 HA
Holdsworth Road
Prouses Road
Vahland Street
Hobson Street
Cohn Street
Latham Street
Dick Street
Cecil Street
Ashton Street
Garden Court
Sydenham Avenue
Gwenola Court
Jacob Street
John Street
Arbor Place
Emerald Avenue
Gem Court
OKeefe Street
Koomba Street
Finn Street
Waratah Street
Yandong Street
Marroo Street
Staples Street
McLean Street
Cox Street
Moray Crescent
Rimfire Close
Kookaburra Avenue
Magpie Street
Emu Court
Swan Street
Granger Court

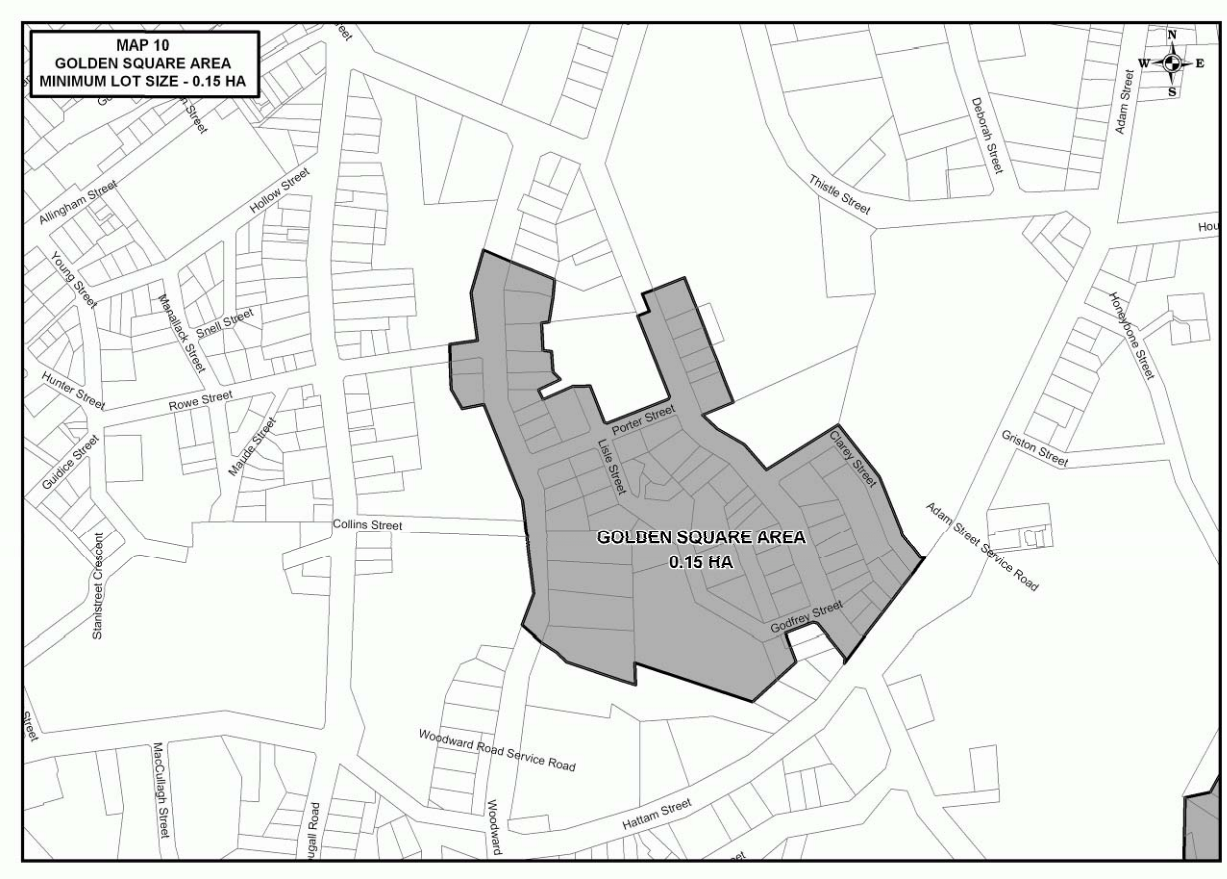

MAP 5
EAST BENDIGO AREA
MINIMUM LOT SIZE - 0.15 HA
EAST BENDIGO AREA
0.15 HA
Pickford Street
Bobs Street
Strickland Road
Baker Street
Riley Street
Johnstone Street
Amber Court
Cheviot Place
Lincoln Place
Romney Court
Carwardine Street
Weeroona Keys
Solomon Street
Humme Street
Murphy Street
Sweeney Street
Cumming Street
Barr Street
Valli Place
Lloyd Street
Fox Street
Charleston Road
End Street
Jennings Street
Day Street

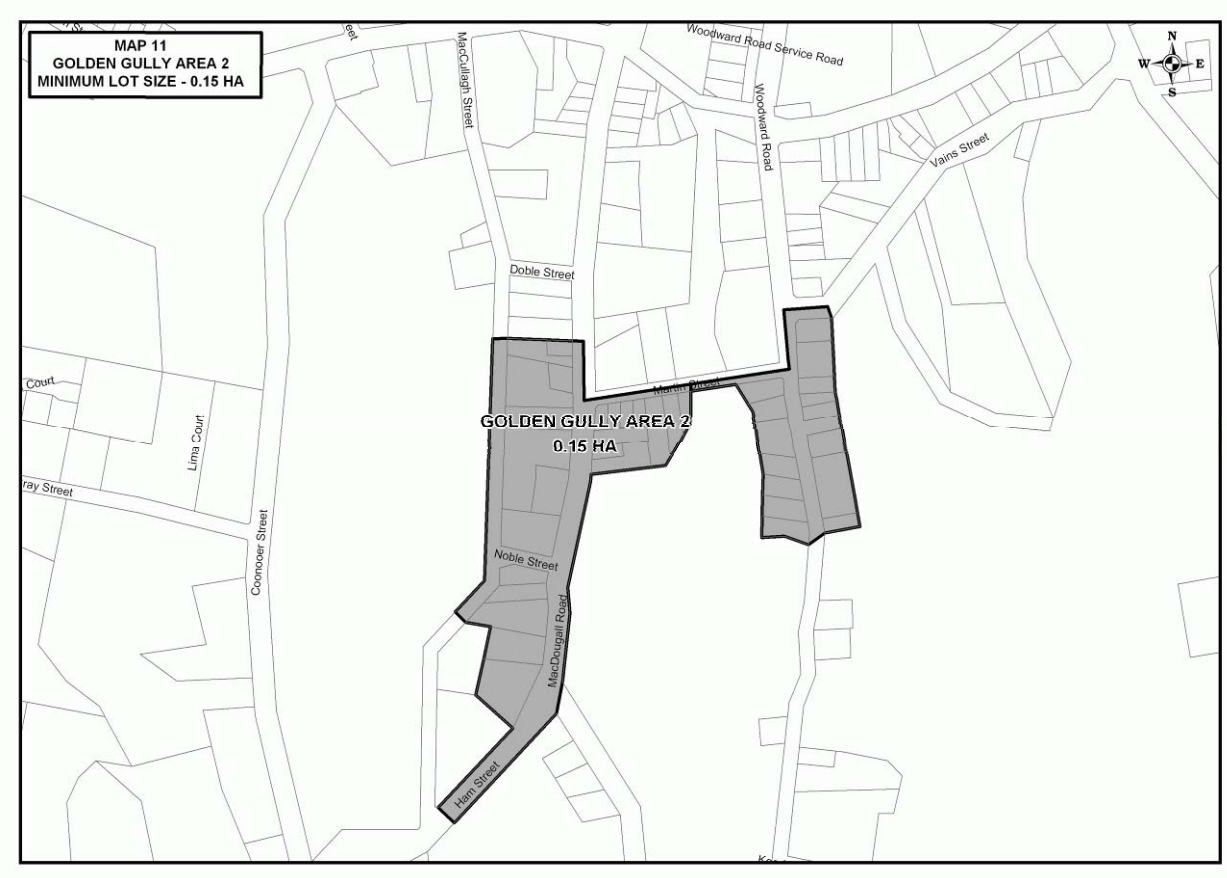

MAP 6
GOLDEN GULLY - AREA 1
MINIMUM LOT SIZE - 2.0 HA
N
W
E
S
Wirrana Street
Boyd Street
Connelly Street
Griston Street
Honeybone Street
GOLDEN GULLY AREA
2.0 HA
Burnside Street
Paterson Street
Tennyson Street
Belle Vue Road
Byron Street
Wattle Road
Maxfield Street
Faugh-A-Ballagh Road
Shelley Street


MAP 7
STRATHFIELDSAYE AREA
MIN. LOT SIZE - 0.15, 0.4 & 1.0 HA
STRATHFIELDSAYE AREA
0.4HA
STRATHFIELDSAYE AREA
0.15 HA
STRATHFIELDSAYE AREA
1.0 HA
STRATHFIELDSAYE AREA
0.15 HA
Somerset Park Road
Sinclairs Road
Orchard Drive
Lawrence Road
Sullivans Road
Bamboo Court
Apsley Street
Walmer Street
Dukes Lane
Blucher Street
Magpie Court
Uxbridge Street
Clydebank Court
Bassett Drive
Henry Court
Lindsay Court
Wellington Street
Cliffroyal Close
Alfred Way
Regent Street
Hampshire Place
Watson Drive
Woodlea Close
Morris Place
Strathfieldsaye Road
Watenford Drive
Clarendon Close
Redwood Drive
Candlewood Drive
Sunset Drive
Nutrena Drive
Athena Way
Knights Court
Cumows Way
Brentwood Drive
Turners Road
Floreate Drive
Lorikeet Drive
Drive
N
E
S
W


MAP 8
HAM STREET KANGAROO FLAT AREA
MINIMUM LOT SIZE - 0.15 HA
HAM STREET AREA
0.15 HA
N
W
E
S
Allingham Street
Coonooer Street
Baslar Court
Osborn Avenue
Wireless Street
Graham Street
Guthrie Street
Benjamin Street
Ham Street
Sell Street
Alexander Street
Ford Street
Dawson Avenue
Diamond Court
Bath Lane
Cross Street
Station Street
Short Street
Adelaide Gully Road
Golden Gully Road


MAP 9
FLORA HILL/SPRING GULLY AREA
MINIMUM LOT SIZE - 0.15 ha
N
W
E
S
Bronwyn Court
Keogh Drive
Joachim Lane
FLORA HILL/SPRING GULLY AREA
0.15 HA
Philden Way
Mandurang Road
Francliff Avenue
The View
Clifford Crescent


MAP 10
GOLDEN SQUARE AREA
MINIMUM LOT SIZE - 0.15 HA
GOLDEN SQUARE AREA
0.15 HA
Allingham Street
Hollow Street
Young Street
Manallack Street
Snell Street
Hunter Street
Rowe Street
Maude Street
Guidice Street
Collins Street
Stanistreet Crescent
Porter Street
Lisle Street
Clarey Street
Godfrey Street
Thistle Street
Deborah Street
Adam Street
Honeybone Street
Griston Street
Adam Street Service Road
Woodward Road Service Road
Hattam Street
MacCullagh Street
N
S
E
W


MAP 11
GOLDEN GULLY AREA 2
MINIMUM LOT SIZE - 0.15 HA
GOLDEN GULLY AREA 2
0.15 HA
Woodward Road Service Road
Woodward Road
MacCullagh Street
Vains Street
Doble Street
Lima Court
Coonooer Street
Noble Street
MacDougall Road
Ham Street
N
S
E
W