SCHEDULE 10 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO10.

COLIBAN ESTATE

1.0

Objectives

None specified.

2.0

Requirement before a permit is granted

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

- Use of part of the site by Coliban Water; and
- Works.

3.0

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- All residential development must be serviced with reticulated water and sewerage.
- A permit must not be granted to subdivide land until the responsible authority is satisfied that the development will be integrated with undeveloped land on the site and with developed residential land nearby.

4.0

Requirements for development plan

A development plan must include the following requirements:

- A description of the relationship of proposed uses on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.
- The identification of any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- The provision of appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- A description of the staging of proposed development to the satisfaction of the responsible authority.
- The provision of appropriate arrangements for the preservation or regeneration of existing vegetation and the provision of additional vegetation.
- The provision of public open space.
- The provision of suitable linkages between the site and road, public, bicycle and pedestrian transport facilities.
- The protection of against any impact on the environmental integrity of nearby public land and residential land.
- The provision of the orderly staging of development and supply of services.