

28/07/2016
C76**SCHEDULE 9 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO9**.

Residential Development Plan – Bulkeleys Road And Ireland Street, Mckenzie Hill**1.0**28/07/2016
C76**Requirement before a permit is granted**

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for buildings and works ancillary to an existing dwelling.

2.028/07/2016
C76**Conditions and requirements for permits**

- All residential development must be serviced with reticulated water and sewerage and underground reticulated electricity.
- All development must be serviced with sealed roads and underground stormwater drainage to the satisfaction of the responsible authority.
- All development must be constructed in accordance with the Erosion Management Plan required by this schedule to the satisfaction of the responsible authority.
- A Detailed Transport Impact Assessment Report for the intersections of Ireland Street and Bulkeleys Road with the Pyrenees Highway must be prepared to the satisfaction of the roads corporation and the responsible authority.

3.028/07/2016
C76**Requirements for development plan**

Prior to preparation of a development plan, land-owner(s) must consult with the relevant water authority for sewerage and reticulated water supply to identify any augmentation requirements the proposed development will require.

The development plan must include the following :-

- A dimensioned subdivision layout including roads, lot boundaries, areas of public open space and a diversity of lot sizes.
- A proposed internal road network facilitating good pedestrian, cycling and vehicle connectivity, avoiding the use of cul-de-sacs unless contiguous with areas of public open space or enabling pedestrian linkages to adjoining streets.
- Details of the interface of lots with the vegetated road reserve to the south in accordance with Clause 56.04-4.
- Building envelopes providing a minimum 50 metre setback between residential dwellings and the area of bushfire hazard in the northwest of the site.
- Perimeter roads separating residential development from any surrounding bushfire hazard.
- A secondary point of vehicular access and egress, providing an alternative path of travel for residents and emergency services to the whole of the site.
- Details of the treatment of Bulkeleys Road including traffic and dust management if the road is to have any access role (including emergency access) for the site.
- Arrangements for the preservation or regeneration of existing vegetation.

- The retention of remnant native trees within road reserves and areas of public open space where possible. An arboricultural survey of all existing trees that are to be retained should be undertaken to assess their condition, health and integrity, having regard to their context within the proposed development.
- Provision of alternative access and easements where practical to protect remnant vegetation within the adjoining unused road reserves.
- Provision of detailed landscape and management plans for any proposed areas of public open space.
- An explanation of how any proposed removal of existing native vegetation will result in no net loss to Victoria's biodiversity.
- Incorporation of water sensitive urban design principles.
- The staging and anticipated timing of development.
- Identification of any sites of conservation, heritage or archaeological significance and details of the proposed management of these sites.
- Linkages between the land and any road, bicycle, pedestrian and public transport facilities providing connections to surrounding urban areas, having regard to the Mount Alexander Shire Council's *Walking and Cycling Strategy 2010-2020*.
- Safe pedestrian and cycling links within the land and to external roads and paths. Pedestrian and cycling paths should be shared where practical, and cycling lanes painted on roads should be avoided.
- An Erosion Management Plan to the satisfaction of the responsible authority, which must identify measures to be undertaken during development of the subdivision, and construction of infrastructure, and construction of dwellings to reduce the risks of erosion.