

04/06/2009  
C37

## **SCHEDULE 6 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as DPO6

### **GATES ESTATE DEVELOPMENT PLAN**

#### **1.0**

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#### **Requirement before a permit is granted**

A permit may be granted for development or use on an existing lot prior to the preparation of a Development Plan.

A Development Plan is required to be submitted with any application for subdivision to guide the development of the Gates Estate Area. An overall Development Plan should be prepared for the entire area affected by DPO6 to ensure a co-ordinated and comprehensive approach to the development of the land.

#### **2.0**

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#### **Conditions and requirements for permits**

Development within the area covered by DPO6 should be in accordance with the contents of Clause 22.10 Floodplain Management Policy of the Horsham Planning Scheme.

#### **3.0**

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#### **Requirements for development plan**

The Development Plan must include:

- Provide an overall development plan of the proposal, including landscaping.
- Describe the relationship of proposed development to existing and proposed development on adjoining land.
- Staging of future development
- Public open space network
- Density of development
- Road connectivity and pedestrian and bicycle linkages.
- Servicing delivery, including developer contributions if appropriate.
- Stormwater management measures.
- Floodplain measures, having regard to the Wimmera River – Yarriambiack Creek Flood Study (2009).