

19/01/2006  
VC37

## **SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as DPO1

### **SPAVIN DRIVE AND ENVIRONS**

**1.0**  
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#### **Requirement before a permit is granted**

Before deciding on any application the Responsible Authority must consider:

- The purposes of the zone
- The approved Development Plan

**2.0**  
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#### **Requirements for development plan**

A Development Plan must be prepared to the satisfaction of the responsible authority, and must show:

- the proposed use of each part of the land;
- the relationship of the land to the existing or proposed land uses on adjoining land;
- provision for water, drainage, electricity and, where applicable, sewerage;
- an appropriate building envelope for each allotment which is large enough to accommodate a house and associated outbuildings, and effluent disposal areas;
- the pattern and location of a road system based on a safe and practical hierarchy of roads;
- major drainage lines, water features, proposed retarding basins and floodways, and the means by which these will be managed and water quality maintained;
- sites of cultural and natural heritage significance and the means by which they will be managed;
- location of existing native vegetation and measures aimed at its preservation;
- areas proposed for revegetation, including tree species and density; and
- the staging and anticipated timing of development.