SCHEDULE 2 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO2.

FLINDERS CHRISTIAN COMMUNITY COLLEGE, CRAIGBURN PLACE, TRARALGON

1.0 Objectives

None specified.

2.0 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 to use land, construct a building or construct or carry out works.

3.0 Conditions and requirements for permits

None specified.

4.0 Requirements for development plan

The development plan must be prepared to the satisfaction of the Responsible Authority. The plan must include, as appropriate:

Land Use, Buildings and Works
- A description of the existing and proposed development and ancillary uses, including existing and proposed staff and student numbers.
- Details of the location, height, dimensions, setbacks, elevations and external materials, finish and colours of all proposed buildings and works.
- Temporary buildings.
- The relationship between all proposed buildings on the site and surrounding land uses and development.
- The location and design details of proposed vehicle, bicycle and pedestrian access ways within the site, including ingress and egress from the site.
- The location and design details of proposed bicycle and car parking areas and access to and from them.
- Infrastructure provision, including sewerage, water, drainage and other utility services.

Landscaping
- Effective landscaping to act as a visual screen to adjoining land and to soften the appearance of buildings, roads and car parking areas.
- A landscape concept plan showing all proposed landscaping and detailed planting schedule.
- Landscape management strategy including water irrigation.

Management
- Measures necessary to appropriately manage slope and soil stability, dust, noise and external lighting effects.
- Measures to minimise the impact upon local amenity of operations such as waste collection and handling, vehicle loading and unloading and management and maintenance of car parking areas, where relevant.
5.0 Decision Guidelines

Before deciding on an application, the responsible authority must consider:

- Whether the development of the land is occurring in an orderly manner having regard to essential services, community facilities, public open space and roads.

- The interface between proposed and existing nearby land uses and developments and potential conflicts which may arise.

- The consistency of the proposed development with adopted structure plans and/or strategy plans, where relevant.