

30/07/2009  
C51**SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO2****FLINDERS CHRISTIAN COMMUNITY COLLEGE, CRAIGBURN PLACE,  
TRARALGON****1.0**30/07/2009  
C51**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.

**2.0**30/07/2009  
C51**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.

**3.0**30/07/2009  
C51**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.