

19/01/2006  
VC37

## **SCHEDULE 7 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as DPO7

### **BUSHLAND LIVING AREA**

#### **1.0**

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

Land in the area covered by this overlay must not be subdivided other than in accordance with an approved development plan.

Each lot must have a minimum lot size of 1.5 hectares and a minimum frontage of 75 metres.

#### **2.0**

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

The development plan must show:

- The location, dimensions and areas of all lots.
- Building envelopes and effluent disposal areas for all lots.
- The existing and proposed roads, bicycle paths and pedestrian routes.
- The location of existing and proposed open space including open space linkages.
- The location of existing and proposed landscaping.
- The location of existing habitat values and heritage places.
- The location of existing dwellings and associated buildings.
- The location of major infrastructure services and drainage lines.
- The location of existing and proposed community facilities.
- The staging of development.
- The development plan must also address the following matters:
  - The degree of slope of the land.
  - Whether any part of the land is liable to flooding or inundation.
  - The ability of the soil to absorb effluent from septic tanks.
  - The protection from bushfire and the protection of the drainage function.
  - The effect of the quantity and quality of water for human consumption.
  - The preservation of the natural environment.
  - The character of, and the need for, the development to harmonise with the surrounding environment.

#### **3.0**

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#### **Decision guidelines**

Before deciding on any application, the Responsible Authority must consider:

- The approved development plan.
- Whether the proposal will contribute to the integrated development of the area.