

17/07/2014
C29

SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO5**.

MIXED USE ZONE, BARJARG

1.0 Requirement before a permit is granted

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Any application to subdivide the land must be in accordance with an approved Development Plan relating to the subject land.

Any planning permit application must be in accordance with the approved Development Plan relating to the subject land.

2.0 Conditions and requirements for permits

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Before any planning permit is granted for any use or development of land that the Development Plan Overlay 5 applies to, the responsible authority must consider:

- The proposed use and/or development is consistent with the approved Development Plan and this overlay schedule.
- The capacity of the infrastructure to service any proposed development, treat and retard stormwater and reduce any impacts on soil and water downstream of the development.
- The ability of any proposed development to provide adequate and safe pedestrian and vehicular access.
- The impact on traffic accessing Midland Highway is addressed to the satisfaction of the Roads Corporation.
- The ability of any proposed use and/or development to retain existing native vegetation.

3.0 Requirements for development plan

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The Development Plan must:

- Provide a site analysis and design response, including natural features, slope, orientation, views, drainage lines, native vegetation, any areas of potential contamination and impact on neighbouring and nearby land.
- Identify future subdivision pattern including proposed lot layout and density, and include building envelopes, if appropriate.
- Detail internal road layout and external road access, predicted traffic generation, types of vehicles, proposed road surfacing and standards, and details of network improvements including staging and triggers for mitigation measures that may be required to alleviate any traffic and safety impacts, which must be included in a Transport Impact Assessment Report (TIAR) prepared by a qualified and experienced traffic engineering consultant to the satisfaction of VicRoads. The mitigation works identified in the TIAR are to be constructed to the satisfaction of VicRoads and at no cost to VicRoads.
- Identify all servicing, including water, sewerage, drainage and stormwater, electricity and telecommunications.
- Include a stormwater and wastewater management plan showing the treatment of water prior to discharge from the subject land.

- Include a landscaping plan that shows existing native vegetation and streetscape treatment.
- Show the relationship, effect and linkages of proposed use and development of the land to uses and developments on adjoining land and nearby land.
- Provide for the requirements of the catchment management authority for required setbacks for development and works from designated waterways.
- Detail the staging, if any, if the land is to be subdivided and developed.