

19/01/2006
VC37

SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO3

FORMER CSIRO LAND - CHICAGO STREET, MARIBYRNONG

1.0
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Requirement before a permit is granted

Development Contributions

A permit must not be granted to subdivide land, construct a building or construct or carry out works until:

- Development Contributions Plan has been approved for the land; or
- An agreement has been entered into with the responsible authority under Section 173 of the Planning and Environment Act 1987. The agreement must address the contribution to future improvement of vehicular access to Raleigh Road in accordance with an adopted structure plan for the area.

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Conditions and requirements for permits

Open Space Agreement

Prior to the commencement of any development the owner of the land must enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987 for:

- The provision of landscaping of regional and local open space including flood prone land and the treatment of drainage and settlement ponds.
- An open space contribution of up to 5% in accordance with Section 18(1) of the Subdivision Act 1988 of land or land value.

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Requirements for development plan

The development plan must show:

- A detailed site analysis plan showing existing conditions on the subject land and adjoining properties.
- The proposed road network and hierarchy, and pedestrian and bicycle paths.
- The proposed linkages between the land and adjoining land.
- The provision of public open space, road verges and linear walkways.
- The subdivision layout.
- The dimensions and area of all new allotments.
- The indicative density of lots, and where appropriate, building envelopes and maximum height of buildings.
- The staging, if any, of subdivision or development including roads and footpaths.
- Urban design guidelines that will ensure a quality result (ie siting and design guidelines).
- Treatment of historical and environmental features.
- Optimum retention of existing mature trees.

- The provision for major physical infrastructure to accommodate the subdivision including the provision of water, sewerage, drainage, electricity, gas and telecommunication services.
- Supporting technical information including traffic assessment, provision of services and drainage assessment.

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Display of development plan

The responsible authority must display the development plan at the Maribyrnong Municipal offices:

- For at least 21 days.
- By giving written notice of the display to the owners and occupiers of lots adjoining the land and any other person or agency who, in the opinion of the responsible authority, may be materially affected.

The responsible authority may request further information before displaying the application.

Any amendment (other than a minor amendment) to the development plan is required to be displayed.

Before making a decision on the development plan, or any amendment to an approved development plan, the responsible authority must consider any submissions received as a result of the display of the development plan.