

07/05/2009
C69

SCHEDULE 16 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO16**

2-40 OLD CALDER HIGHWAY, DIGGERS REST

1.0 Requirement before a permit is granted

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The responsible authority can consider an application for minor works before the development plan has been approved.

2.0 Conditions and requirements for permits

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All buildings and works should be in accordance with the following requirements:

Building siting and design

- All aspects of development including external security lighting, the location of rubbish storage and collection areas, loading and unloading facilities etc should be designed and located to minimise potential impact on the amenity of the adjacent residential areas.

Access

- Vehicular crossovers should be located so as to ensure the continued safe and efficient use of the road.

Landscaping

- A landscaping plan, to the satisfaction of the responsible authority, must be submitted with applications for buildings and works.

3.0 Requirements for development plan

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Before deciding to approve a Development Plan, the responsible authority must consider:

- The need for future development to have regard for the established streetscape character and development pattern of the neighbourhood, in terms of building height, scale and siting.
- The level of impact the form of development and access (including vehicle crossings and the location of car parking) will have on the amenity of nearby residents,
- The transition between commercial and residential precincts, in terms of built form, landscaping, traffic management and associated features.
- To requirements for on-site parking in order to limit potential congestion on streets providing access to nearby residential properties.

The Development Plan must show:

- Standard density residential lot layout
- Medium density housing
- Internal road layout including ingress and egress
- The location and access of car parking
- Public spaces
- Indicative land uses for each part of the site, including any community facilities

- Preferred loading and unloading areas associated with commercial and/or retail land uses
- The location of noise attenuation measures at the interface between the proposed residential area and the Calder Freeway and the residential area and the Bendigo Rail Line.

The development plan may illustrate indicative stages and anticipated timing of development to the satisfaction of the responsible authority.