

01/09/2011
C46**SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO3****RURAL LIVING ZONE DEVELOPMENT PLAN- MCKENZIE HILL****1.0 Requirement before a permit is granted**01/09/2011
C46

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority to use land, construct buildings or to construct or carry out works ancillary to existing dwellings.

2.0 Conditions and requirements for permits01/09/2011
C46

- All development should wherever practical be serviced with sealed roads.

3.0 Requirements for development plan01/09/2011
C46

The Development Plan must:-

- Be consistent with the Castlemaine land use framework plan, forming part of clause 21.03 of the Mount Alexander Planning Scheme.
- Describe the relationship of uses proposed on the land to the existing and proposed uses on adjoining land, including appropriate regard to the adjoining residential area.
- Design subdivision layout to prevent strip type development along Maldon Road.
- Identify the location of building envelopes and vehicle access ways to each building envelope.
- List the staging and anticipated timing of development.
- Ensure that lots are of sufficient size to dispose of all effluent and stormwater on site where reticulated services do not exist.
- Identify a building envelope for each lot, that is positioned to allow for further subdivision should sewage be connected to the town.
- Show provision of a service road for any lots requiring access from the Pyrenees Highway.
- Provide suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to urban areas.
- Provide appropriate arrangements for the provision and funding of necessary physical infrastructure.
- Design subdivision and lot layout to avoid removal of native vegetation for dwelling and infrastructure construction.
- Identify the proposed subdivision and lot layout.
- Provide an explanation of how the net gain outcome specified in Victoria's Native Vegetation Management- A Framework for Action (2002) (the Framework) has been met to the satisfaction of the Department of Sustainability and Environment. The explanation must address the three step approach to net gain as required by the Framework. Assess the existing vegetation type, quality and quantity on the site.
- Identify any native vegetation proposed for removal, and areas for replanting.
- Provide a native vegetation offset plan to the satisfaction of the Department of Sustainability and Environment.
- Provide an overall scheme of landscaping and appropriate arrangements for the preservation and regeneration of existing vegetation.

MOUNT ALEXANDER PLANNING SCHEME

- Identify any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- Show fencing that permits the passage of wildlife.