

14/01/2016
C74

SCHEDULE 8 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO8**.

CORNER OF PARKER AND KENNEDY STREETS, CASTLEMAINE

1.0

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C74

Requirement before a permit is granted

Where no development plan has been approved, the responsible authority may grant a permit to construct a building or to construct or carry out works, provided it is satisfied that the buildings or works are minor extensions or alterations to existing buildings and works and will not prejudice the preparation of the development plan.

2.0

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Conditions and requirements for permits

- All residential development must be serviced with reticulated water and sewerage, and underground reticulated electricity.
- Development must not commence until the electrical sub-station on the south-west corner of the site has been removed from the land.
- A Soil Management Plan, taking into account the recommendations of the Environmental Site Assessment (Phase 2 – ESA), 16 March 2015, must be prepared and implemented to the satisfaction of the responsible authority.

3.0

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Requirements for development plan

The development plan must show a proposed urban pattern which:

- Provides dwellings or lots for diverse housing choices, to suit a range of housing needs, with a minimum of 24 dwellings or 24 lots;
- Provides convenient and safe pedestrian, cycling and road linkages to surrounding areas;
- Ensures that any new development is designed to take advantage of the existing road network; and
- Identifies the location of any major infrastructure easements that exist or are required.

A landscape plan for the site and council nature strip must be provided showing low maintenance tree planting. The landscape plan must show planting locations and a list of species selected in consultation with and approved by the responsible authority.