

19/01/2006
VC37

SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO1**

1.0

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Conditions and requirements for permits

- The development shall be operated in accordance with the provisions of the Retirement Villages Act 1986.
- Residential development must be serviced with reticulated water, sewerage and electricity.
- Development must be serviced with sealed roads.

2.0

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Requirements for development plan

The Development Plan should:

- Provide an overall development plan of the proposal
- Describe the relationship of development proposed on the land to existing proposed development on adjoining land.
- Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- Identify the staging and anticipated timing of development.
- Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation.
- Exclude Three Mile Creek floodplain (Crown Land and adjacent private land) from private allotments resulting from subdivisions.
- Show fencing above the edge of the Three Mile Creek floodplain, and revegetation of slope and floodplain areas.
- Provide active management of Three Mile Creek frontages and associated floodplain areas.
- Show retention of large remnant Grey Box trees.
- Provide stormwater management measures including detention and wetland treatment prior to the outfall of the Creek. Appropriate measures are detailed in “Best Practice Environmental Management Guidelines for Urban Stormwater” available from the Environmental Protection Authority.

A permit may be granted before a development plan has been approved to the satisfaction of the Responsible Authority.