

19/01/2006
VC37**SCHEDULE 7 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO7**

SOUTH MORANG EMPLOYMENT DEVELOPMENT PLAN**1.0**19/01/2006
VC37**Requirement before a permit is granted**

The Responsible Authority may grant a permit for subdivision, use or development prior to approval of a development plan provided that the Responsible Authority is satisfied that the subdivision, use or development will not prejudice the future use or development of the land for the purpose of the zone or any other aspect of the Municipal Strategic Statement.

2.019/01/2006
VC37**Conditions and requirements for permits**

An agreement must be entered into between the applicant and the responsible authority providing for the transfer of land shown as a road widening area on the Development Plan to the satisfaction of VicRoads. The transfer must be at no cost to the responsible authority or VicRoads. The agreement must be made under the Planning and Environment Act 1987.

3.019/01/2006
VC37**Requirements for development plan**

The development plan must show:

- The location and details of access points to adjoining roads.
- The internal road layout and general pattern of subdivision.
- The provision of land for road widening.
- The location of public transport facilities.
- The proposed bicycle and pedestrian pathways.
- An overall scheme for landscape development, including measures for the preservation of stands of existing indigenous vegetation and individual trees.
- The location of individual trees which are to be removed.
- The treatment of the boundaries between the zone and adjoining land.
- The provision of regional and local public open space to the requirements of the responsible authority.
- A sediment control plan to operate during and after the construction phase and provisions which minimise the impact of runoff to rivers and other natural drainage lines. The requirement for the preparation of a development plan does not apply to the use of land, the construction of a building or the construction or carrying out of works that does not relate to subdivision.
- A management program for the control and maintenance of open space is to be shown on the Development Plan which must:
 - Show the areas available to the public and those available only to occupants and employees.
 - Make provision for management and upkeep.
 - Include a landscape plan for all open space areas showing contours, elevations, the type of landscaping and related features.
 - If development is to be completed in stages, show the areas to be set aside for open space in each stage.