

19/01/2006
VC37

SCHEDULE 8 TO THE DEVELOPMENT PLAN OVERLAY

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

SOUTH MORANG ACTIVITY CENTRE DEVELOPMENT PLAN

1.0

19/01/2006
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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.

2.0

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Requirements for development plan

The development plan must show:

- General consistency with the South Morang Local Structure Plan and any Ministerial Direction.
- Designated land use precincts, including the objectives of and uses permitted in each precinct.
- The internal road layout, including traffic management and control works considered necessary in adjoining and nearby roads when the development or any stage is completed.
- The 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 retained.
- 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.
- The staging of development.

The management program for the control and maintenance of open space shown on the development plan 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.