

04/01/2007
C12

SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY

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

1.0

Conditions and requirements for permits

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- All residential development must be serviced with reticulated water and sewerage.
- All subdivision and development must be serviced with sealed roads.

Land Adjoining the Bandiana Link Road

- All applications for noise sensitive use and development, including subdivision, will be required to be accompanied by an acoustic report prepared by a qualified Acoustic consultant outlining a plan for any necessary noise control measures, which are to be undertaken as part of the development. The report shall be prepared at no cost to Council or VicRoads.
- The plan for acoustic measures to be implemented as part of the development of a subdivision to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. Before approving any plan the responsible authority must refer the proposed plan to VicRoads and have regard to any submission VicRoads might make in relation to the plan. The plan must ensure that the external noise levels resulting from the Bandiana Link Road traffic on lots within the subdivision will not exceed 63 dB(A) L10 (18hr), measured between 6am and midnight, having regard to traffic volumes and road surface conditions on the freeway which might reasonably be anticipated 10 years from completion.

The plan must include:

- a. The location and design detail of any noise attenuating structures;
- b. Arrangements for the longer term maintenance of any noise attenuating structures.

Prior to the issue of a statement of compliance in respect of a permitted subdivision the approved plan for acoustic measures must be implemented to the satisfaction of the responsible authority.

2.0

Requirements for development plan

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The Development Plan should:

- Describe the relationship of development proposed on the land to existing and proposed development on adjoining land and proposed buffer areas separating land uses.
- Indicate any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- 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.
- Provide suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to urban areas.

A soil and water report should be submitted with all applications to demonstrate the capacity of infrastructure to service the development and treat stormwater.

3.0

Exemptions

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A permit is not required for:

- Agriculture.
- Dependent persons unit.
- Extensions to an existing dwelling.
- Minor utility installation.
- Minor works including sheds and outbuildings ancillary to agricultural production and/or an existing dwelling.
- Search for stone.
- Telecommunication facility when the requirements of Clause 52 are met.
- Timber production.