

19/01/2006  
VC37

## **SCHEDULE 7 TO THE DEVELOPMENT PLAN OVERLAY**

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

### **EYNESBURY STATION**

#### **1.0**

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#### **Requirement before a permit is granted**

A development plan for the whole development plan overlay area as identified in the *Eynesbury Station Incorporated Plan, September 2001* is required. This plan may be prepared in part or as a whole.

Any development plan prepared under the provisions of this overlay must be prepared to the satisfaction of the Responsible Authority.

#### **2.0**

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#### **Conditions and requirements for permits**

A permit may be granted before a development plan has been prepared to the satisfaction of the Responsible Authority, for the following:

- Agriculture and any buildings or works in association with the use of the land for agricultural purposes.
- A fence.
- Minor extensions, additions or modifications to any existing use or development.

#### **3.0**

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#### **Requirements for Development Plan**

A development plan must show:

- All proposed land uses within the plan area.
- Proposed treatments of significant environmental, heritage and landscape features.
- Key access routes and linkages to surrounding region.
- Convenient and safe pedestrian, cycle and horse trail networks.
- The proposed staging of the development.
- The location and staging of community education, commercial, open space, and recreational facilities.
- Identification of relevant items of public infrastructure to be funded in the development by developer contributions.
- Application of the design philosophy, principles, objectives and particular provisions of the *Eynesbury Station Incorporated Plan, September 2001*.
- Implementation of relevant aspects of the environmental management strategies, management plans and legal strategies required by the *Eynesbury Station Incorporated Plan, September 2001*.