

19/01/2006
VC37

SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO5**

BANCHORY GROVE AND BELLEVUE HILL

1.0

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Requirement before a permit is granted

A permit may be granted for subdivision before a development plan has been prepared to the satisfaction of the responsible authority if the proposed subdivision is generally in accordance with either of the following:

- Plan Ref 2887/ODP (Version 8) prepared by Breese Pitt and Dixon, dated 21 July 1998 (for Bellevue Hill).
- Plan Ref 4829/T64A prepared by Taylors Surveyors and Planners, dated 15 December 1998 (for Banchory Grove).

2.0

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Requirements for development plan

Before deciding to approve a Development Plan, the Responsible Authority must consider:

- The existing and possible future development and use of the land and of contiguous or adjacent land.
- The provision of water, sewerage, drainage and electricity services.
- The orderly planning of the zone, including the management of traffic, the provision of pedestrian ways and open space.
- The impact of aircraft noise in the area.
- The need to minimise the number of residential lots.
- The views of Australian Pacific Airports (Melbourne).

A Development Plan must show:

- Detailed plans of sub areas within the plan as well as supporting documentation which assists to clarify the nature of development proposed.
- The relationship of the land to existing or proposed land uses on adjoining land.
- The proposed subdivision lot layout, the road network, pedestrian and bicycle network and open space and drainage reserves.
- The layout of any proposed Activity Centre.
- The proposed land uses for sub areas within the locality.
- The location of all vehicle and pedestrian access ways within, to and from the development.
- The location and layout of all car parking areas, loading bays and access to and from these areas.
- Details of all landscaping development proposed, including the types and species of plants and any arrangements for the maintenance of the landscaping after it has been established.
- The management of vegetation to minimise fire hazard and to ensure the safety of people and property.
- The stages (if any) by which the development of the land is proposed to proceed.
- Management arrangements for the area designated as significant native vegetation, and the development adjoining that area.