

19/01/2006
VC37**SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO5****LAND AT THE NORTH WEST CORNER OF KINGS ROAD AND TAYLORS ROAD, DELAHEY****1.0**19/01/2006
VC37**Conditions and requirements for permits**

Any permit granted must include conditions or requirements for:

- The funding of infrastructure to the satisfaction of the responsible authority; or
- An agreement between the owner of the land and the responsible authority under Section 173 of the Planning and Environment Act before the commencement of the development covering the arrangements for the provision of funding for infrastructure.

2.019/01/2006
VC37**Requirements for development plan**

The development plan must include the following:

- The boundaries and dimensions of the site.
- The layout and setbacks of proposed buildings and works.
- Elevations of all buildings.
- Details of materials and finishes to all buildings and surfaces.
- The number of car parking spaces and car parking layout including loading and unloading facilities.
- Design details of all proposed public vehicle and pedestrian access ways.
- Pedestrian and vehicular management.
- A flor and fauna survey documenting any significant populations or communities of native vegetation and native fauna.
- An overall plan for landscape planting, the preservation of native vegetation and fauna and the means by which they will be managed and in particular, the identified areas of native vegetation and native fauna.
- Lighting of all common areas.
- The staging and anticipated timing of development.
- Fencing to all common boundaries with adjoining land in a residential zone and buffer areas between the residential zone and the site.

In considering the development plan, the responsible authority must consider:

- Whether the location, bulk, height and appearance of any proposed buildings or works are in keeping with the neighbourhood character of the area.
- Whether any proposed landscaping will be in keeping with the character and appearance of adjacent land.
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed car parking.

- The preservation of significant communities of native vegetation or native fauna.
- The Brimbank Natural Heritage Strategy (1997).