

12/03/2015
GC20

SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO4**

OBAN ROAD, RINGWOOD NORTH

1.0

Requirement before a permit is granted

11/07/2014
C91

A permit may be granted prior to the approval of the development plan provided that:

- The permit application has been lodged pursuant to Section 96A of the *Planning and Environment Act 1987*.
- The responsible authority is satisfied that grant of a permit does not prejudice the outcomes for the land set out in the requirements to this schedule.
- The permit includes any conditions or requirements set out in this schedule.

2.0

Conditions and requirements for permits

11/07/2014
C91

- A landscaping plan must be included that must show a native vegetation buffer of at least 4 metres in width for the duration of the southern boundary to Oban Road, Ringwood North.
- A management plan must be included showing mechanisms for the protection of remnant vegetation during construction and development of the site.

3.0

Development plan

27/05/2010
C68

The development plan may consist of plans or other documents.

The development plan must describe:

- The land to which the plan applies.
- The proposed use and development for each part of the land.

The development plan may be amended to the satisfaction of the responsible authority.

4.0

Requirements for development plan

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The development plan should be generally in accordance with the plan prepared by Millar and Merrigan Pty Ltd referenced as Drawing No. 11973T1 Version 5 and must show the following.

Drainage

- Provide for Water Sensitive Urban Design Solutions in storm water design and treatment, retention and disposal (including on site detention and treatment) in accordance with the Urban Storm water Best Practice Environmental Management Guidelines (CSIRO, 1999) and the Water Sensitive Urban Design Engineering Procedures: Storm water (CSIRO, 2005).

Landscaping

- All vegetation outside the building envelopes is to be retained with the exception of vegetation in the direct path of the site's main entrance road/main driveway.

Lot Sizes and Building Envelopes

- Lot sizes abutting the Low Density Residential Zone are to be in the range of 858m² to 2009m² to ensure a degree of compatibility with surrounding densities.
- Lot sizes abutting the General Residential Zone and Neighbourhood Residential Zone are to be in the range of 549m² to 1148m² in order to ensure a degree of compatibility with surrounding densities.
- The building envelopes are to remain intact to allow for adequate setbacks, open space and vegetation retention in order to respect the existing neighbourhood character of the area.

Maximum Number of Lots Permitted on Site

- 17, to ensure a degree of compatibility with the character of the surrounding area.

Access

- All lots that are west of the main driveway must have access to the main driveway in order to allow for the safe entering and exiting of Oban Road.
- No crossovers onto Oban Road are to be developed west of the main driveway.