

19/10/2017
C78**SCHEDULE 10 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO10**.

RESIDENTIAL DEVELOPMENT PLANS – CAPTAIN DAY ROAD**1.0 Requirement before a permit is granted**19/10/2017
C78

A development plan must be prepared to the satisfaction of the responsible authority prior to the subdivision of land, construction of a dwelling or ancillary buildings, or the construction or carrying out of works.

2.0 Conditions and requirements for permits19/10/2017
C78

- All residential development must be serviced with reticulated water and sewerage and underground reticulated electricity.
- All development must be serviced with sealed roads and underground stormwater drainage to the satisfaction of the responsible authority.
- A Statement of Compliance in respect of subdivision of land must not be issued unless appropriate arrangements for the provision and funding of necessary physical and social infrastructure reasonably necessary for development to occur are made to the satisfaction of the responsible authority.

3.0 Requirements for development plans19/10/2017
C78

Development plans must include the following as appropriate:-

- A development concept plan for the whole area to which the DPO10 applies showing the road layout and significant features.
- Details of any known proposed staging and anticipated timing of development.
- An indicative lot layout showing the size and dimension of lots, the location of vehicle crossings, areas of public open space and a diversity of lot sizes including a percentage of smaller lots to provide affordable housing options.
- A proposed internal road network facilitating good pedestrian, cycling and vehicle connectivity and functional emergency vehicular access and egress for residents and emergency services. A 'boulevard' roadway that separates the bush/grassland areas from urban development is to be encouraged where possible.
- A traffic impact assessment report that considers the likely traffic impacts of the development on the Midland Highway and mitigation measures that may be required in response.
- Building envelopes providing an appropriate and safe setback between residential dwellings and the area of bushfire hazard to the east of the site.
- Arrangements for the preservation of existing vegetation within the development plan area that is identified for retention and initiatives to achieve regeneration of vegetation in appropriate locations where it can be appropriately managed without compromising resident safety.
- The retention of mature remnant native trees within existing road reserves and areas of public space where possible.
- Provision of alternative access and easements where practical to protect remnant vegetation within the adjoining unused road reserves.
- Arrangements to maintain the integrity of the waterway, associated floodplain and flood flows. All residential lots should be flood free or have suitable flood

free building envelopes and all development must have safe access during flood events.

- Provision of landscape and management plans for areas of public open space.
- Provision of a net gain offset for any vegetation removed or left in public open space.
- Incorporation of water sensitive urban design principles.
- Identification of any sites of conservation, heritage or archaeological significance and details of the proposed management of these sites.
- Linkages between the land and any road, bicycle, pedestrian and public transport facilities providing connections to surrounding urban areas, having regard to the Mount Alexander Shire Council's Walking and Cycling Strategy 2010-2020.
- Safe pedestrian and cycling links within the land and to external roads and paths. Pedestrian and cycling paths should be shared where practical, and cycling lanes painted on roads should be avoided.