

**43.04**

31/07/2018  
VC148

**DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO** with a number.

**Purpose**

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.

To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.

**43.04-1**

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**Objectives**

A schedule to this overlay may specify objectives to be achieved for the area affected by the overlay.

**43.04-2**

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**Requirement before a permit is granted**

A permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority.

This does not apply if a schedule to this overlay specifically states that a permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority.

A permit granted must:

- Be generally in accordance with the development plan.
- Include any conditions or requirements specified in a schedule to this overlay.

**43.04-3**

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**Exemption from notice and review**

If a development plan has been prepared to the satisfaction of the responsible authority, an application under any provision of this planning scheme is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

**43.04-4**

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**Preparation of the development plan**

The development plan may consist of plans or other documents and may, with the agreement of the responsible authority, be prepared and implemented in stages.

A development plan that provides for residential subdivision in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone, Township Zone, Comprehensive Development Zone and Priority Development Zone must meet the requirements of Clause 56 as specified in the zone.

The development plan must describe:

- The land to which the plan applies.
- The proposed use and development of each part of the land.
- Any other requirements specified for the plan in a schedule to this overlay.

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

28/09/2006  
C13

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

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

### **BLAIR LAND, NORTH EAST PORT CAMPBELL**

This schedule applies to the residential land located between the existing low density residential development north of McRae Street and south of Desaily Street, to the east of Port Campbell. A development plan is required to ensure that the development links appropriately to the existing Port Campbell grid and provides for an appropriate number and layout of allotments. Building envelopes and landscaping details are also to be identified in the development plan to ensure that the resulting development meets the prevailing character and setting of Port Campbell.

#### **1.0**

28/09/2006  
C13

### **Requirements for development plan**

The development plan must be prepared to the satisfaction of the Responsible Authority and must include:

- a site analysis which shows the topography, major view lines into and out from the land, adjacent landscape features, drainage lines and other features;
- the proposed subdivision layout including lots, roads, and other features of the subdivision in a manner which is responsive to the features identified in the site analysis and geotechnical constraints;
- details of any pedestrian access to and through the site;
- details of works necessary to access the site from Pitcher and Hennessy Streets;
- identification of appropriate building envelopes on the site and within individual lots that are suitable for the construction of buildings which are not affected by any constraints identified from the site analysis;
- a landscaping plan showing proposed vegetation, including perimeter landscaping to the northern boundary, a buffer between the existing lot 16 and the transfer station, all proposed future public planting and private land planting, using indigenous vegetation;
- details of any perimeter or internal fencing, preferably of a post and wire style;
- details for the provision of services infrastructure including power, drainage, reticulated water and sewerage;
- the staging of the subdivision.

# CORANGAMITE PLANNING SCHEME - LOCAL PROVISION

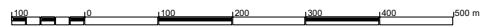


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This map should be read in conjunction with additional Planning Overlay Maps (if applicable) as indicated on the INDEX TO MAPS.

## Overlays

DP04 Development Plan Overlay - Schedule 4



AUSTRALIAN MAP GRID ZONE 54



INDEX TO ADJOINING METRIC SERIES MAP



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AMENDMENT C13