

06/06/2019
C116latr

SCHEDULE 2 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO2**.

FLINDERS CHRISTIAN COMMUNITY COLLEGE, CRAIGBURN PLACE, TRARALGON

1.0

28/05/2021
C122latr

Objectives

To develop the land in an orderly manner having regard to essential services, community facilities, public open space and roads.

To protect the interface between proposed and existing nearby land uses and developments and manage potential conflicts which may arise.

To implement the adopted structure plans and/or strategy plans, where relevant.

2.0

28/05/2021
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Requirement before a permit is granted

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority.

3.0

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Conditions and requirements for permits

None specified.

4.0

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Requirements for development plan

A development plan must include the following requirements:

Land Use, Buildings and Works

- A description of the existing and proposed development and ancillary uses, including existing and proposed staff and student numbers.
- Details of the location, height, dimensions, setbacks, elevations and external materials, finish and colours of all proposed buildings and works.
- Temporary buildings.
- The relationship between all proposed buildings on the site and surrounding land uses and development.
- The location and design details of proposed vehicle, bicycle and pedestrian access ways within the site, including ingress and egress from the site.
- The location and design details of proposed bicycle and car parking areas and access to and from them.
- Infrastructure provision, including sewerage, water, drainage and other utility services.

Landscaping

- Effective landscaping to act as a visual screen to adjoining land and to soften the appearance of buildings, roads and car parking areas.
- A landscape concept plan showing all proposed landscaping and detailed planting schedule.
- Landscape management strategy including water irrigation.

Management

- Measures necessary to appropriately manage slope and soil stability, dust, noise and external lighting effects.
- Measures to minimise the impact upon local amenity of operations such as waste collection and handling, vehicle loading and unloading and management and maintenance of car parking areas, where relevant.