

19/01/2006  
VC37

## SCHEDULE 1 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO1**.

### 1.0

19/01/2006  
VC37

#### Requirement before a permit is granted

A permit may be granted before a development plan has been prepared for the development of an existing allotment for the purpose of a single dwelling.

### 2.0

19/01/2006  
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#### Requirements for development plan

The Development Plan must show or include the following details:

- The proposed development of each part of the land.
- The relationship of the land to the adjoining land.
- The layout of the subdivision and development of the land including roads, lot boundaries and areas of public open space.
- How the proposed development addresses any flood impacts on the subject land.
- The provision of safe and efficient vehicle and pedestrian access to and from the land.
- Infrastructure provision including sewerage, water, drainage and other utility services.
- Open space facilities.
- Landscaping, retention of existing vegetation and streetscape treatment.
- Any intended contributions to community facilities and services.
- The stages, if any, in which the land is to be subdivided and developed, and a timetable of any staged development of the land.

Before approving each Development Plan, the responsible authority must consider:

- The need to provide for residential, low density residential, industrial or commercial development in accordance with the directions outlined in the Municipal Strategic Statement.
- Where the Municipal Strategic Statement indicates an area as having potential for rural residential development, the need to provide larger than standard size residential allotments but smaller in area than minimum rural residential allotments.
- The relationship of the subdivision to the existing and proposed subdivision and use of adjoining land.
- The need to provide for safe and efficient vehicle access and ensure that traffic generated by the proposed use and development does not have a detrimental impact on the amenity of surrounding properties or roads.
- The need to protect and enhance the existing environment and the character of the area, including the retention of existing trees and vegetation.
- The need for any agreement to be made pursuant to the provisions of Section 173 of the *Planning and Environment Act 1987* with respect to matters arising from the proposed use and development.
- Any requirements and/or views of the responsible authority and referral authorities for urban design and landscaping, traffic works, storm water disposal, engineering works, environmental protection and enhancement, sewerage, drainage or flood mitigation works required to properly service the proposed use and development of the land.
- The need for an appropriate agreement, conditions or other arrangement to ensure financial or other contributions towards the provision of reticulated service infrastructure, community facilities, traffic works and transport systems.

In its approval of any Development Plan, the responsible authority may include requirements for the subdivision and development of land. Approval may be in the form of an agreement under Section 173 of the *Planning and Environment Act 1987*, and may include matters such as a development impact fee calculated to contribute towards the cost of community services, physical infrastructure and open space required by the subdivision.

A Development Plan must show that agreements have been made to the satisfaction of all relevant referral authorities listed in Clause 66.

All lots must be connected to an approved reticulated sewerage system, unless it can be clearly demonstrated that each lot is capable of adequately treating and retaining domestic wastewater within the allotment boundary, to the satisfaction of the responsible authority and the relevant water authority.

A Development Plan must be approved by the responsible authority before the commencement of subdivision or development on any part of the land, including any building, works or landscaping.

### 3.0

02/11/2006  
C33

#### **Development permitted without a development plan**

A permit may be granted before a development plan has been prepared for

- the development of an existing allotment for the purpose of a single dwelling.
- any roadworks and/or works carried out by or on behalf of VicRoads for the construction of the Goulburn Valley Highway – Shepparton Bypass between Arcadia and Congupna.