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SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY

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

Tourist Precinct

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Requirement before a permit is granted

Prior to the issue of a planning permit for any use or development, a Development Plan must be prepared to the satisfaction of the Responsible Authority.

The development plan must show how it accords with the Local Area Development Plan – Melton Tourist Precinct, 1997.

The Development Plan should include the following information (where appropriate):

- A site analysis plan.
- A development concept plan.
- An environmental management plan.
- A business plan.

Site analysis plan

A site analysis plan must show:

- Contours and existing vegetation
- Buildings
- Views to and from the site
- Access and connection points
- Drainage and services
- Orientation, microclimate and noise sources
- Where relevant, any contaminated soils and filled areas
- Fences, boundaries and easements
- Any other notable features
- Details of surrounding use and development and their inter-relationship with the land
- Any other matter the Responsible Authority may reasonably require

Development concept plan

A development concept plan must show:

- The overall site plan.
- Staging of construction.
- Potential uses.
- Means and location of effluent disposal.
- Water supply and stormwater drainage.
- Vehicle access and internal circulation.
- Car parking areas.

- Landscaping.
- Building envelopes demonstrating building size and location.
- Any other matter the Responsible Authority may reasonably require.

The development concept plan should be accompanied by a brief assessment of how the development concept plan responds to the site analysis plan.

Environmental Management Plan

An environmental management plan must address the following:

- Key environmental characteristics of the site including environmental constraints.
- Potential impacts of any new development, including works, on surrounding land and the catchment generally.
- Monitoring and control of any off-site impacts on surrounding land uses.
- Land form and visual characteristics of the site.
- Viewsheds.
- Irrigation management (as required).
- Fertiliser management (as required).
- Erosion management (as required).
- Solid waste management (as required).
- Effluent disposal.
- Drainage and stormwater.
- Floodway management.
- Weed control.
- Any other matter the Responsible Authority may reasonably require.

Business Plan

The business plan must establish:

- The target market of the proposed facility.
- Projected demand for the proposed use.
- Relationship to local and regional tourism networks.
- Relevant market research.
- Any other matter the Responsible Authority may reasonably require.

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Conditions and requirements for permits

Before deciding on an application to use and develop land, the Responsible Authority must consider:

- Whether the proposed use or development promotes the purpose of the zone.
- Whether the proposed use or development conforms with the Development Plan and the Local Area Development Plan.
- Whether the proposal would prejudice the future use and development of the zone in accordance with the zone purposes.
- The impact of the use or development on the Melton Highway.

- Whether any lot created contains a building envelope which is capable of development (including reference to any recommended buffer distance from an adjacent use or development published by the EPA), to the satisfaction of the Responsible Authority. The building envelope must be shown on any approved plan of subdivision.
- Whether any building is sited in conformity with a plan of the overall development of the land which has been prepared to the satisfaction of the Responsible Authority.

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Requirements for development plan

Before deciding to approve a Development Plan, the Responsible Authority must consider the Local Area Development Plan – Melton Tourist Precinct 1997.