

23/10/2008
C40

SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY

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

WALLAN

1.0

23/10/2008
C40

Requirement before a permit is granted

Prior to the development of any stage a detailed development plan must be submitted to and approved by the responsible authority.

The objective of this Development Plan Overlay is:

- To provide for a mix of uses including residential, business and light industrial development.
- To establish appropriate buffers between non-compatible uses such as residential and industrial.
- To establish open space that provides for a variety of recreational activities.
- To provide integrated pedestrian access throughout the site and to the Wallan East railway station.
- Enhance the amenity of the locality

2.0

23/10/2008
C40

Conditions and requirements for permits

- Any development must comply with any approved Development

Agreement

The owner may enter into an Agreement with the responsible authority under Section 173 of the Planning Environment Act 1987. The Agreement must cover:

- Engineering standards including required road widths and infrastructure/services provision
- Design guidelines for major land uses
- Car parking requirements for specified uses
- The construction and management of the flood mitigation and drainage system
- Any other issue agreed by the responsible authority and the owner

Commencement

The use of any building or part of the site must not commence until all landscaping, car parks and other works approved as a stage of an approved development plan have been completed to the satisfaction of the responsible authority.

Staging

The land must be developed in accordance with the provisions of an approved Development Plan. Each stage of development set out in an approved development plan must be completed to the satisfaction of the responsible authority.

In determining whether or not to adopt a subsequent stage, the responsible authority must consider the following measures to ensure that any stage does not create a burden on the community or the responsible authority:

The rate of allotment take-up

- The rate of dwelling commencement
- The resident profile

- General market forces

Consideration of applications

In considering any application within the area covered by an approved development plan, the responsible authority must consider:

- The purpose of the zone
- The amenity of the area
- The purposes of the precincts
- The provision of efficient and safe vehicular access
- Advice of the Environment Protection Authority; Department of Civil Aviation, all relevant water authority(s), Roads Corporation and any other relevant statutory authority
- The proposed means of drainage, the likely impact of the development on the flow of water across the site and on the quality of water entering the Merri Creek drainage system
- The safe operation of the airfield and minimisation of adverse effects from the operation of the airfield on surrounding land
- The appearance of development from within the precinct from any nearby road, and from the Hume Freeway
- Any matter which the responsible authority considers will enhance the character of the area
- Any other matter which, in the opinion of the responsible authority, is necessary to be considered in the interests of the residents of the area and the community generally

Subdivision requirements

A permit is required to subdivide land.

Applications must meet the following requirements:

- Compliance with any relevant concept development or stage development plan incorporated or approved by the responsible authority
- Each lot must be provided with a reticulated supply of water
- Each lot must be provided with a reticulated supply of electricity located underground unless special circumstances exist such as existing overhead electricity supply
- Each lot must be connected to a reticulated sewerage system and a drainage system
- Each lot must have access to a road constructed to the satisfaction of the responsible authority in accordance with its engineering guidelines

In its approval of any subdivision, the responsible authority may include any conditions considered necessary including a development impact fee calculated to contribute towards the cost of community services, physical infrastructure and open space required by the subdivision. Any approval for subdivision may include a Section 173 agreement under the Planning and Environment Act 1987.

3.0

23/10/2008
C40

Requirements for development plan

The detailed development plan must show:

- Road reservations, widths and alignments
- The number and size of allotments to be created
- The nature and use of all lots
- A comprehensive landscape plan