

03/03/2016  
C46**SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO4****INDUSTRIAL 1 AND 2 ZONES****1.0 Requirement before a permit is granted**03/03/2016  
C46

Before any new use, development or subdivision commences, a development plan must be prepared and approved by the responsible authority.

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

- Subdivision of the land into two allotments or re-subdivision of existing allotments;
- A single building on a lot; or
- Any buildings and works associated with any existing use or development of the land.

Before any planning permit is granted for any subdivision, use or development of land that the Development Plan Overlay 4 applies to, the responsible authority must consider the:

- Consistency of any proposal with any approved development plan.
- Design and provision of roads and road infrastructure in accordance with the *Infrastructure Design Manual*, in conjunction with VicRoads on VicRoads arterial roads.
- Provision of servicing, including water, onsite wastewater disposal or sewerage, drainage and stormwater, electricity and telecommunications to meet the standards of the relevant service authority.
- Need for a land or monetary contribution for open space in accordance with the *Subdivision Act 1988*.

**2.0 Conditions and requirements for permits**03/03/2016  
C46

A permit for subdivision, use or development must include conditions, as appropriate, to give effect to the provisions and requirements of an approved development plan and any specialist report prepared to support the development plan.

A permit for subdivision, use or development may include a condition that requires the owner of the land to enter into an agreement with the responsible authority pursuant to Section 173 of the *Planning and Environment Act 1987* to address any matter arising from the proposal, including a contribution towards infrastructure or environmental management.

Any application for planning permit for subdivision, use or development at the following locations must address and provide:

*5, 17 and 39 Binns McCraes Road and P386729, Alexandra:*

- Design of buildings to include brick, stone or timber facades of a muted colour to enhance the amenity of the land and area.
- Landscaping along the frontages of all lots adjoining Maroondah Highway, Binns - McCraes Road and Hall Street to create a uniform and attractive appearance from these roads.
- Landscaping with suitable trees and shrubs of all other land in the subdivision that is indicated as a landscaping plantation to form an effective visual barrier between the land and adjoining land zoned Rural Living.
- Assessment of soil, water and native vegetation values.

*Southwestern intersection of Maroondah Highway and Marysville Road, Narbethong:*

- Protection of existing native vegetation.
- No buildings are to be constructed within 30 metres of the existing waterway / drainage line in the southwestern / southern section of the land.
- An assessment of fire risk and outline of proposed fire management program and fire protection measures, in consultation with the Country Fire Authority.

### **3.0 Requirements for development plan**

03/03/2016  
C46

Any proposed development plan must outline and assess:

- Site assessment and response, including natural features, slope and orientation, drainage lines, native vegetation, heritage and archaeological significance, view lines and adjoining land.
- Proposed subdivision layout and density, indicating internal roads, external road linkages, pedestrian linkages and if appropriate, lot layout.
- All servicing, including roads, water, onsite wastewater disposal or sewerage, drainage and stormwater, electricity and telecommunications to meet the standards of the relevant service authority.
- Existing and future open space, including linkages to and between areas of open space.
- Proposed measures to address native vegetation, landscaping and streetscape treatment.
- The stages, if any, in which the land is to be subdivided and developed.
- Potential impact of the proposed development plan on neighbouring and nearby land.
- Compliance with the Murrindindi Planning Scheme, including strategic directions for the relevant location, the applicable Industrial 1 or 2 Zone and this overlay schedule.
- Compliance with any adopted structure plan, urban design framework or strategy relevant to the area.

In the preparation of any development plan, consideration must be given, in conjunction with VicRoads, to the need for a Transport Impact Assessment Report when it is considered likely that there will be an effect on any declared arterial road. Any required Transport Impact Assessment Report will have regard to VicRoads Access Management Policies and determine the extent of mitigating works required on declared arterial roads in consultation with VicRoads.

Any development plan proposal at the following locations must address and provide:

*5, 17 and 39 Binns McCraes Road and P386729, Alexandra:*

- Landscaping along the frontages of all lots adjoining Maroondah Highway, Binns - McCraes Road and Hall Street and between the land and adjoining land zoned Rural Living.

*Southwestern intersection of Maroondah Highway and Marysville Road, Narbethong:*

- Protection of existing native vegetation.
- A minimum setback of at least 30 metres for all buildings from the existing waterway / drainage line in the southwestern / southern section of the land.

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