

19/01/2006
VC37

SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO5**.

PLENTY GORGE FRINGE

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Requirement before a permit is granted

Any application for use, development or subdivision should demonstrate compliance with the applicable requirements of the Development Plan, when complete, by way of written report and plans.

A site plan should be submitted with all applications for subdivision which shows the location of significant vegetation on the site (including approximate height and species), proposed building envelopes and driveway to the envelope. The length, width and height of building envelopes should be specified.

A site plan may be required to be submitted with an application to construct a building or carry out other works including a dwelling, which shows the location of significant vegetation on the site (including approximate height and species), where that information has not been supplied as part of an approved subdivision affecting the land.

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Conditions and requirements for permits

- A permit may be granted to subdivide land before a development plan has been prepared to the satisfaction of the responsible authority, provided:
 - The subdivision is the re-subdivision of existing lots. The number of lots must not be increased; or,
 - The subdivision is by a public authority or utility service provider to create a lot for a utility installation.
- A permit may be granted for the development of buildings or works before a development plan has been prepared to the satisfaction of the responsible authority, provided that the buildings and works are associated with an existing lawfully established use.
- A permit may be granted for the development of a single house before a development plan has been prepared to the satisfaction of the responsible authority, provided that the development will not prejudice a development plan for the area.
- A permit will not be granted for more than one dwelling per lot, where the land is not able to be further subdivided under the zone. The absence of reticulated sewerage, drainage constraints and potential accumulation of adverse impacts upon the local environment and landscape, discourages the construction of more than one dwelling per lot, where that lot is not able to be further subdivided.
- A permit for subdivision or construction of a dwelling will require that boundary fences are of wire, post and rail construction, or similar open type construction, to ensure that the passage of native fauna is not impeded. This condition may be varied at the discretion of the responsible authority. Tennis court fencing is exempted from this requirement.

Decision guidelines:-

Before deciding on an application to subdivide land, construct a building or carry out works, the responsible authority must consider, as appropriate :

- The availability of, and likelihood of connection to, reticulated sewerage and water infrastructure.
- The Development Plan, when complete.
- The Plenty Valley Environmental Living Area Siting and Design Guidelines, June 1991.
- The adequacy of measures proposed to minimise off-site stormwater run-off from buildings, access roads, driveways and any other hard standing areas.
- The impact of the proposed subdivision, building or works upon the local drainage system including the Plenty River and its tributaries.
- The need to design subdivisions, and site buildings and works to minimise the amount of vegetation to be removed.
- The need to require building envelopes to be determined at the time of subdivision as a means of minimising the impact of future development of the land upon the local environment, landscape and drainage system. The width, length and height of building envelopes should be specified.
- Existing building envelope(s) determined as part of an approved plan of subdivision, other planning permit or Local Structure Plan.
- The need to preserve existing locally indigenous vegetation and habitat links, and the desire to require additional planting of locally indigenous vegetation, especially where vegetation is to be removed to facilitate subdivision or development.
- The need to minimise the impact of the development upon the local landscape.
- The landscape treatment or other methods of addressing land abutting public land and the Environmental Rural Zone (40ha).
- The co-ordination of subdivision and development with subdivision and development of adjacent land.

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Requirements for development plan

The Development Plan must provide for the following matters:

- Consideration of Plenty Valley Environmental Living Area Siting and Design Guidelines, June 1991.
- Consideration of the compatibility of subdivision and development with the conservation and landscape values of the area including adjacent public land.
- Consideration of the availability of reticulated water infrastructure, and desire to encourage connection of new lots and dwellings to reticulated water.
- Local road, drainage and pedestrian/bridle path/cycle networks.
- Subdivision layout including location of building envelopes, if considered appropriate in view of site constraints.
- Public open space which may include linear open space that contributes to the drainage and pedestrian/bridle path/cycle network networks.

- Conservation of existing stands of indigenous vegetation, wetlands or other natural features.
- Landscaping and rehabilitation and/or stabilisation works including environmental weed removal.
- Development contributions to fund the provision of specified infrastructure.