

23/01/2014
C56**SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY**

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

GENERAL RESIDENTIAL ZONE

The Development Plan Overlay 1 applies to General Residential zoned land in Swan Hill, Robinvale, Nyah, Nyah-West, and Lake Boga.

1.0**Requirements for development plan**19/01/2006
VC37

The development plan for this land must describe and assess:

- Site assessment and response, including natural features, slope, orientation, views, drainage lines, native vegetation, and impact on neighbouring and nearby land.
- Proposed lot layout and density, including building envelopes if appropriate.
- Internal road layout and external road access, including future road linkages, street lighting, and proposed road surfacing and standards.
- All servicing, including water, sewerage, drainage and stormwater, electricity and telecommunications.
- Existing and future open space, including linkages to and between areas of open space.
- Landscaping, existing native vegetation and streetscape treatment.
- The stages, if any, in which the land is to be subdivided and developed.

Before any planning permit is granted for any use or development of land that the Development Plan Overlay 1 applies to, the responsible authority must consider and be satisfied that the following guidelines are met:

- The proposed use and/or development is consistent with any approved Development Plan.
- The proposed use and/or development is consistent with the conditions and requirements for permits, requirements for the development plan and decision guidelines sections of this overlay schedule.
- The proposal meets Swan Hill Rural City Council road, drainage and infrastructure standards.
- A requirement for public open space land or monetary contribution for recreation purposes when a contribution is required in accordance with the *Subdivision Act*.
- Reticulated water and sewerage provision, to meet service authority standards.
- Provision of underground electricity.
- The proposal incorporates and meets the following urban design principles:
 - Urban design and layout principles to meet ResCode objectives and standards.
 - A site assessment and design response that provides proposed layout and development that is compatible with site conditions, adjoining land and general area.
 - A range of lot sizes and housing types to meet a variety of housing needs, and cater for a range of different residential users.
 - A strong sense of place created by attractive built form, compact neighbourhood design, quality landscape and community safety.

- Pedestrian and vehicular provision, accessibility and safety.
- Accessibility and linkages to open space, and consideration of how to enhance existing linkages and open space.
- When additional open space is to be provided rather than a monetary contribution, provision of open space that is accessible, safe and useable for recreational purposes.
- Quality urban environmental standards, including urban stormwater design and treatment, energy and water efficiency, landscaping, and protection and incorporation of natural features.
- Retention of existing native vegetation.
- Urban services, including reticulated water and sewer and street lighting.