

23/06/2016
C59**SCHEDULE 6 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO6**.

Waldara Low Density Residential Precinct**1.0**23/06/2016
C59**Requirement before a permit is granted**

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 to the satisfaction of the responsible authority for the purpose of:

- Re-subdividing existing lots so as not to increase the number of lots;
- A single dwelling on a lot; or
- Construct a building or construct or carry out works.

A development plan is required to be submitted with any application to subdivide land into two or more lots.

An overall development plan should be prepared for the entire area affected by DPO6 to ensure an integrated approach to planning for the development of the land is achieved.

2.023/06/2016
C59**Conditions and requirements for permits**

An application for a permit must include, as relevant:

- A stormwater management plan detailing how stormwater will be collected, treated and retained within the development. The plan must be prepared to the satisfaction of the Responsible Authority and consider on-going maintenance of the stormwater management measures.

Conditions as appropriate, must be included on any planning permit issued to subdivide or develop land with regard to recommendations made by the assessments and specialist reports submitted in support of the Development Plan.

3.023/06/2016
C59**Requirements for development plan**

The Development Plan may be amended to the satisfaction of the Responsible Authority.

The Development Plan must demonstrate, as appropriate:

- General consistency with the approved Development Plan
- The proposed subdivision layout of the proposed development of the land, including roads, areas of open space, drainage retention areas, treatment to Wangaratta-Yarrowonga Road and Wangandary Road that provides an active frontage and any staging of development.
- An internal public road layout that builds upon the existing road network.
- Stormwater management methods, including the location of any on-site drainage retention facilities.
- Arrangements for the provision of all physical infrastructure and services to the land.
- Landscaping, retention of existing native vegetation and streetscape treatment.

The Development Plan must include, where required by the Responsible Authority:

- An environmental assessment of land, involving a flora and fauna survey, which among other things identifies the health and habitat value of all native vegetation.
- A landscape and open space master plan outlining street tree planting, areas of open spaces, stormwater management areas and areas of water sensitive urban design.
- An infrastructure plan approved by the Responsible Authority, which identifies the anticipated staging and timing of the provision of infrastructure. The infrastructure plan should address, as appropriate:
 - The provision, staging and timing of stormwater drainage works.
 - The provision, staging and timing of roadworks (including bus stops and associated works) both internal and external in accordance with the approved traffic management plan.
 - The provision, staging and timing of landscaping works for local parks, stormwater drainage reserves and regional landscaping works.
 - The securing of the infrastructure and utility services as may be necessary by way of an agreement pursuant to Section 173 of the Planning and Environment Act 1987.
 - Any other infrastructure related matter reasonably requested by the Responsible Authority associated with the subdivision of land.
 - Identification of any agency or person responsible for provision of particular items of infrastructure.

Before approving the Development Plan, the Responsible Authority must consider the following, and may include conditions where appropriate:

- The environmental, ecological, landscape, archaeological, cultural heritage and historical values and features of the site.
- The comments and any requirements of North East Catchment Management Authority (NECMA) and North East Water
- The comments and requirements of VicRoads
- Any requirements and/or views of the Responsible Authority and referral authorities regarding urban design and landscaping, traffic works, stormwater disposal, engineering works, environmental protections and enhancement, sewerage, drainage or flood mitigation works required to properly service the proposed use and development of the land.