

25/07/2019  
C106well**SCHEDULE 11 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO11**.

**LOW DENSITY RESIDENTIAL AREAS****1.0**25/07/2019  
C106well**Objectives**

None specified.

**2.0**25/07/2019  
C106well**Requirement before a permit is granted**

A permit may be granted to construct or carry out minor works to existing buildings or works prior to the approval of a development plan if the responsible authority is satisfied that the granting of a permit does not prejudice the intended outcomes of future low density residential development.

**3.0**25/07/2019  
C106well**Conditions and requirements for permits**

The following conditions and/or requirements apply to permits:

- A permit for subdivision and development must include conditions which reflect the urban design principles, requirements and conditions as stated in the approved development plan.
- A permit for subdivision, which includes land with native vegetation must:
  - contain a condition demonstrating how any retained native vegetation will be protected.
  - must be in accordance with the requirements of Clause 52.17 Native Vegetation when clearing of native vegetation is unavoidable.
- A permit for subdivision regarding land containing a designated waterway must contain a condition requiring a Water Management Plan.
- A permit for subdivision must include an Agreement under Section 173 of the *Planning and Environment Act 1987* between the landowners and the responsible authority to acknowledge the arrangements (e.g. payments or works-in-lieu) for infrastructure contributions identified in the Development Plan. If an Agreement requiring infrastructure contributions already exists, the landowner(s) are not required to enter into a new Agreement. The Agreement will lapse once all specified requirements have been satisfied.

**4.0**25/07/2019  
C106well**Requirements for development plan**

A development plan must include the following requirements:

- A single development plan must be prepared for each contiguous development area of land to which this schedule applies.
- A site analysis plan must be prepared and identify the topography of the land; the location of any existing vegetation; drainage lines, water features, retarding basins and flood ways; sites of biological, heritage or archaeological significance; sites that are potentially contaminated; areas affected by easements; and any other relevant features.
- A drainage plan must be prepared and show:
  - An integrated drainage scheme for the area that incorporates Water Sensitive Urban Design principles and Best Practice Environmental Management Guidelines for improved sustainability and flood mitigation.
  - Provisions for landscaping within any drainage depressions that integrate with the site.
- A traffic plan must be prepared and show:

## WELLINGTON PLANNING SCHEME

- A sealed road network design that minimises access points onto designated Category 1 or 2 roads; is based on a practical hierarchy of roads including safe intersections and pedestrian and bicycle infrastructure connecting with the existing movement network; and uses existing roads or road reserves when available.
- Details on any required upgrades to the road network being road widening, sealing, intersections, access points and other upgrades.
- A development plan must:
  - Respond to the issues and recommendations identified in the site analysis, the drainage plan and the traffic plan.
  - Demonstrate how the proposed subdivision design will conserve and contribute to the overall character of the area.
  - Ensure that allotments have only one boundary adjoining a road reserve unless the allotment is on a corner.
  - Demonstrate how the overall pattern of development integrates with the immediate surrounding area and how a degree of natural surveillance is created.
  - Provide an overall scheme for landscape planting and the preservation of existing indigenous vegetation and individual trees wherever possible, including avoiding and minimising impacts to roadside native vegetation from subdivision design.
  - Demonstrate how all necessary infrastructure and services will be provided.
  - Include a staging plan showing the timing and sequence of development and infrastructure delivery (construction or upgrade).
  - Include a public infrastructure plan for the delivery and funding of infrastructure items associated with the proposed development, including any potential interim and ultimate infrastructure requirements.
- In assessing or amending a development plan, the responsible authority must be satisfied that it is:
  - Achieving the objectives as set out in relevant structure plans, policy, strategy or guidelines relating to the development area.
  - Meeting the requirements of Clause 56 as specified in the zone.
  - Meeting any requirements of the Country Fire Authority; Department of Economic Development, Jobs, Transport and Resources- Transport Group; VicRoads; West Gippsland Catchment Management Authority; Gippsland Water; Aboriginal Victoria; Department of Environment, Land, Water and Planning and other relevant service authorities.
  - Developed with the appropriate level of stakeholder participation.
  - In accordance with any relevant Agreement prepared under Section 173 of the *Planning and Environment Act 1987*.
  - Implementing the requirements of the background document *Infrastructure Design Manual (IDM)*, relevant Austroads publications, Australian Standards.
  - Supporting design and development principles as set out in Supportive Environments for Physical Activity (SEPA) principles of healthy urban design - refer to the background document *Healthy by Design: A planners' guide to environments for active living* (National Heart Foundation of Australia, 2004); Water Sensitive Urban Design (WSUD), including recycling infrastructure and use of treated water; Best Practice Environmental Management Guidelines; and Crime Prevention Through Environmental Design (CPTED).