

09/10/2014
C177

SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO3**

VACANT RESIDENTIAL LAND

This Development Plan Overlay 3 applies to vacant Neighbourhood Residential Zone, General Residential Zone and Residential Growth Zone land that was formerly zoned for industrial purposes in Ballarat.

The objective of the development plan is to provide for the integrated development of the subject land.

1.0

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Requirement before a permit is granted

A permit may be granted for a single dwelling on an existing lot before a development plan has been prepared to the satisfaction of the responsible authority.

A permit may be granted for extensions and additions, signs and fencing to existing buildings/uses.

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Conditions and requirements for permits

The responsible authority will impose the following requirement as a condition of a permit:

- The use of Water Sensitive Urban Design (WSUD) principles in the onsite management of stormwater.

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Requirements for development plan

The development plan must show or include the following details:

- Site assessment and design response as required by clauses 55 and 56 of the Ballarat Planning Scheme.
- Details of any site constraints e.g. flooding and sensitive flora and fauna.
- Proposed lot layout, size and density, including building envelopes, where appropriate.
- Internal road layout and external road access.
- All servicing, including water, sewerage, gas and electricity.
- The stages, if any, in which the land is to be subdivided and developed.
- Proposed open space areas, where appropriate. If the development of a site is to be completed in stages, a single area of open space is to be provided in lieu of a number of smaller areas.
- Landscaping concepts for public areas.
- Management of stormwater which ensures run-off is contained on site to limit the rate of discharge from the site to pre-development levels.
- A traffic management assessment by a suitably qualified traffic engineer, where appropriate.
- Flora and fauna assessment by a suitably qualified professional, where appropriate.
- Archaeological survey by a suitably qualified professional, where appropriate.
- An analysis of residential land demand and supply.
- Identification of any heritage elements on site and adjoining the site, if applicable, and an assessment of the impact of the development on the heritage elements.
- The development plan may be amended from time to time as considered appropriate by the responsible authority.

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Decision Guidelines

Before approving the development plan, the responsible authority must consider, where appropriate:

- The provisions of clauses 55 and 56 of the Ballarat Planning Scheme.
- The provision of all services, including underground electricity, reticulated sewerage and drainage and stormwater management.
- The consistency of the proposal with any approved structure plan or outline development plan, including the allocation of sites for community/recreation facilities.
- The consistency of the proposal with any adopted open space strategy.
- A requirement for land or monetary contributions for public open space and for recreation purposes when a contribution is required in accordance with the *Subdivision Act 1988*.