

19/01/2006  
VC37

## **SCHEDULE 5 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

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

### **WHARPARILLA DRIVE SOUTH EAST OUTLINE DEVELOPMENT PLAN**

#### **1.0**

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#### **Requirement before a permit is granted**

As specified in Clause 43.04-1, except that a permit may be granted for a single dwelling on an existing allotment.

#### **2.0**

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#### **Conditions and requirements for permits**

Any development complying with the Development Plan is exempt from requiring a planning permit.

#### **3.0**

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#### **Requirements for development plan**

The Development Plan must show or include details of:

- the proposed use and development of each part of the land;
- the relationship of the land to adjoining land;
- the layout of the subdivision and development of the land including roads, lot boundaries and areas of public open space;
- the provision of safe and efficient vehicle and pedestrian access to and from the land;
- infrastructure provision including sewerage, water, drainage and other utility services;
- open space facilities;
- each lot which must:
  - have an average size of 2000m<sup>2</sup>
  - with a minimum of 1500m<sup>2</sup>
  - have a suitable building site
- landscaping, retention of existing vegetation and streetscape treatment;
- any intended contributions to community facilities and services;
- the stages, if any, in which the land is to be subdivided and developed and a timetable of any staged development of the land.

Before approving each Development Plan, the Responsible Authority must consider:

- the need to provide for low density residential development in the form of larger than standard size residential allotments but smaller in area than minimum rural residential allotments;
- the need to protect and enhance the existing environment and the character of the area within the locality of Wharparilla Drive including the retention of existing trees and vegetation;
- the relationship of the subdivision to the existing and proposed subdivision and use of adjoining land;
- the need to provide safe and efficient vehicle access and ensure that traffic generated by the proposed use and development does not have a detrimental impact on the amenity of surrounding properties or streets;
- road widening at the intersection of Wharparilla Drive and the Murray Valley Highway;
- the need to ensure the development has proper regard to the protection of the amenity of nearby properties;

## CAMPASPE PLANNING SCHEME

- the need for any landscaping to enhance the streetscape appearance of buildings and allotments and to buffer adjacent properties;
- the need, if any, for any agreement to be made pursuant to the provisions of Section 173 of the Planning and Environment Act 1987 with respect to matters arising from the proposed use and development;
- any requirements and/or views of the Shire of Campaspe and other referral authorities for traffic works, storm water disposal and engineering works required to properly service the proposed use and development of the land;
- any other requirements and/or views of the referral authorities;
- the need for financial or other contributions towards the provision of reticulated service infrastructure, community facilities and transport systems and appropriate agreement, conditions or other arrangements to guarantee these contributions;
- provision of Victorian Code for Residential Development: Subdivision and Single Dwellings, April 1992.

The Responsible Authority may include in its approval of any Development Plan, its requirements for the subdivision. Its approval may be in an agreement under Section 173 of the Planning and Environment Act 1987 and may include matters such as a development impact fee calculated to contribute towards the cost of community services, physical infrastructure and open space required by the subdivision.

A Development Plan submitted under this Clause must show that agreements have been made to the satisfaction of all relevant referral authorities listed in Clause 66.01.

All lots must be connected to an approved reticulated sewerage system to the satisfaction of the Responsible Authority and the relevant water authority.

Before commencing the subdivision and development of any part of the land, the owner must enter into an agreement under Section 173 of the Planning and Environment Act 1987 which provides for widening of the Murray Valley Highway in the vicinity of Wharparilla Drive and installation of infrastructure at the developer's expense, to the satisfaction of the Responsible Authority.

Vehicle access to the land must be from Wharparilla Drive only and there must be no vehicle access from the land to the Murray Valley Highway.

Except with a permit, a dwelling or outbuilding must be set back at least:

- 20 metres from an existing main road reserve or proposed main road reserve
- 10 metres from the frontage to a minor road;
- 50 metres from the boundary of a public land reserve.

All buildings and works, landscaping and the use of the land must be in accordance with the Development Plan as approved.