

29/03/2007  
C36

## **SCHEDULE 7 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO7**.

### **WHARPARILLA DRIVE WEST DEVELOPMENT PLAN**

#### **1.0**

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

A permit may be granted for a single dwelling on an existing allotment without the need for the preparation of a development plan.

A permit for subdivision must not be issued for land described as lot 2 on Plan of Subdivision PS548989K until:

- land described as lot 1 on the plan is largely developed in accordance with the development plan;
- 90% of lots have been sold; and
- an assessment of the supply of land capable of being developed for low-density residential purposes in and around Echuca has been completed to the satisfaction of the responsible authority.

#### **2.0**

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

A single development plan must be prepared for all the land to which the schedule applies.

The development plan must show or include the following:

##### **Urban Design and Built Form**

- Provide a diversity of lot sizes with a minimum area of 2000 square metres and an average lot size of 4000 square metres for the whole development plan area.
- Include a schedule of lot sizes.
- Lots that adjoin Latham Road and Wharparilla Drive must provide for frontages consistent with adjoining existing character.
- Provide details of proposed landscaping with a Landscape Concept Plan.
- Show the location of open space including linkages.
- Provide for lots oriented toward roads, public open space reserves and other public access areas.
- Provide open space areas located with other features which may exist or be planned on the land including stormwater treatments, ornamental lakes, and significant archaeological or historical sites.

##### **Road Layout and Traffic Management**

- Show and include details of the interconnectivity of vehicle, cycling and pedestrian linkages (including street hierarchy, predicted traffic volumes, traffic control and possible impacts) within the development area and the existing road network.
- Include the provision of two vehicle access points integrated with an internal service road to the Murray Valley Highway. Vehicle access to Wharparilla Drive is to be at one point, with additional links to Wharparilla Drive being limited to pedestrian, bicycle and emergency access.
- Provide for the collector street system to be capable of accommodating future bus access.
- Require a detailed Traffic Impact Plan to assess the impact of increased traffic on internal roads as well on the Murray Valley Highway from the development.
- Drainage and Water Management
- Incorporate the principles of water sensitive urban design.

## CAMPASPE PLANNING SCHEME

- Provide for the integration of the drainage elements with the water feature elements of the portion of the drainage line north of Latham Road and for the integration of drainage with public open space on land affected by the Land Subject to Inundation Overlay.
- Ensure development can adequately treat and dispose of wastewater or is connected to reticulated sewage.

### **Physical and Social Infrastructure**

- Include an assessment of the need for and cost of providing social services and community and social infrastructure. The assessment shall include location of existing and proposed community and commercial facilities such as childcare or age care facilities.
- Provide details regarding the provision of infrastructure to the site, including its availability and timing, including maintenance periods.

### **Staging**

- Show an indicative lot layout and staging plan.

### **Native Vegetation and Heritage**

- Respond to the conclusions and recommendations of the Archaeological Assessment by Heritage Insight, dated October 2005.
- Respond to any identified existing habitat values and heritage places.
- Implement the following options to manage native vegetation retention:
  - Detail arrangements for the retention and management of native vegetation in accordance with the principles of 'Net Gain,' including the three step approach of avoid, minimise and offset.
  - Incorporating native vegetation into Public Open Space areas;
  - Provisions of larger lot sizes with building envelopes or restrictions on title to protect native vegetation where it cannot be incorporated in public open space;
  - Placement of internal roads to form a break between native vegetation and housing, to avoid native vegetation and to minimise fragmentation of habitat;
- Provide for the coordination of utility installation to achieve shared trenches/easements.

### **Groundwater**

- Provide an assessment of the site's groundwater conditions and risk of soil salinity arising from the change in land use. This assessment must assess these risks in respect to infrastructure management, landscaping and infrastructure and urban stormwater management and drainage systems. Identified risks should have an appropriate design response implemented.

### **Potential for Contaminated Land**

- Provide an intrusive soil sampling and chemical testing program to confirm that no significant contamination issues or significant liability exists from previous uses of the site. The assessment process should include an independent review by a suitably qualified professional to assist the responsible authority in evaluating the adequacy of the intrusive assessment and findings