

19/01/2006
VC37**SCHEDULE 2 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO2**.

HILLTOP GOLF & COUNTRY CLUB, TATURA

This development plan affects the Hilltop Golf and Country Club in Tatura and adjoining land to the north. The plan provides a framework for considering subdivision, use and development proposed for the land to facilitate an integrated golf course/residential development.

1.019/01/2006
VC37**Requirement before a permit is granted**

A permit may be granted for the following before a development plan has been prepared:

- Any building or works associated with the ongoing maintenance or operation of the existing golf course and country club;
- Any building or works associated with the ongoing use of Lot 1 of PS 429159U in Pyke Road for agricultural purposes.

2.019/01/2006
VC37**Requirements for development plan**

The Development Plan must be generally in accordance with the Concept Masterplan, prepared for North Links, titled – Hilltop Golf and Country Club, prepared by Thomson, Wolveridge and Perrett, Ref – 98022, dated November 2001 and show or include the following details:

- An 18-hole golf course;
- The layout of the golf course, including tees, greens, fairways, water features, paths and buildings associated with the management of the course;
- The golf clubhouse, ancillary buildings, ancillary sporting facilities (e.g. bowling greens), car parks and access roads;
- The layout of the residential subdivision of the land including roads, lot boundaries and golf course boundary;
- Relationship of the land with adjoining land;
- Infrastructure provision including sewerage, water, drainage and other utility services;
- Landscaping, including retention of existing vegetation;
- The stages, if any, in which the land is to be subdivided and developed.

3.019/01/2006
VC37**Decision guidelines**

Before approving the Development Plan, the responsible authority must consider:

- The impact of development on the existing golf course;
- The retention of a ‘full length’ 18-hole golf course in Tatura;
- The integrity and future of the Hilltop Golf and Country Club;
- The relationship between the residential subdivision and the golf course;
- The relationship of the development to the existing development and use of adjoining land, including linkages to public open space;
- The need to protect and enhance the existing environment and the character of the area, including the retention of existing trees and vegetation;
- The need for all lots to be connected to an approved reticulated water and sewerage system;
- The benefit of development proposed in the Development Plan to the Tatura community and the municipality as a whole;

GREATER SHEPPARTON PLANNING SCHEME

- The desirability of providing for a range of residential environments in Tatura;
- Whether the development proposed is based on Water Sensitive Urban Design principles.

The Development Plan must be approved by the responsible authority before the commencement of subdivision or development on any part of the land, including any building, works or landscaping.