

30/08/2012  
C136(Part 2)

## **SCHEDULE 18 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO18**.

### **DEVELOPMENT PLAN – 360 RIVER ROAD, KIALLA & 425 WISELY ROAD, ZEERUST**

#### **1.0**

22/03/2012  
C136(Part 1)

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

Before any use, development or subdivision commences a Development Plan must be prepared and endorsed to the satisfaction of the Responsible Authority.

The Development Plan may be amended to the satisfaction of the Responsible Authority.

#### **2.0**

30/08/2012  
C136(Part 2)

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

An application for a planning permit must be accompanied by the following (where appropriate):

- A site analysis and design response demonstrating how the plan responds to the opportunities and constraints of the land.
- A town planning report, outlining how the use and/or development responds to the State Planning Policy Framework and the Local Planning Policy Framework of the Greater Shepparton Planning Scheme.
- The following conditions must be included, where relevant, on any planning permit issued to subdivide land for residential purposes
  - A condition requiring that prior to the commencement of any works, a Contamination Management Plan must be submitted to the responsible authority for endorsement.
  - Contributions to relevant infrastructure, in accordance with the approved Infrastructure Provision Plan and existing associated agreements devised for the Development Plan.

#### **3.0**

22/03/2012  
C136(Part 1)

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

The Development plan must comprise the following elements:

- A Building development plan;
- A landscape management plan
- Traffic and car parking management plan
- Stormwater and wastewater management.

The Development Plan must show, on the appropriate plan, the following (where relevant):

- Elevations showing the location, type, design, height, colour and materials of all buildings and works;
- Existing and proposed landscaping within and adjoining the boundaries of the land, together with arrangements for ongoing management of landscape areas external to the land;
- The provision of car parking spaces, access and loading/unloading areas to the satisfaction of the responsible authority;
- Any staging of buildings and works;
- The location of any external lighting and indicative baffling to prevent spill of light to adjoining roads or properties;
- The location, height, colour and materials of perimeter fencing;
- A stormwater management plan detailing how stormwater will be collected and treated within the development, with particular emphasis on the removal of sediment, litter; and waste from stormwater prior to its discharge into any local watercourse.

- Details of the waste disposal system for the site, including details of any septic system or Works Approval from the Environment Protection Authority for the development.

An approved Development Plan may be amended by the Responsible Authority.

#### **4.0**

22/03/2012  
C136(Part 1)

#### **Specific Requirements for 360 River Road, Kialla**

A development plan for land at 360 River Road, Kialla must be submitted to the Goulburn Broken Catchment Management Authority (GBCMA) and VicRoads for approval prior to being approved by the responsible authority.

The Development Plan may be amended by the responsible authority, subject to the consent of the GBCMA and VicRoads.

#### **5.0**

30/08/2012  
C136(Part 2)

#### **Specific Requirements for 425 Wisely Road, Zeerust**

Residential buildings must be sited to minimise health and safety risks associated with the agricultural uses on the neighbouring land.

Landscape management plans should give consideration to minimising health and safety risks associated with the agricultural uses on the neighbouring land.