

28/06/2012
C54

SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY

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

WIMMERA RIVER SOUTH DEVELOPMENT PLAN

1.0

19/01/2006
VC37

Requirement before a permit is granted

A Permit may be granted for development or use on an existing lot prior to the preparation of a Development Plan.

A Development Plan is required to be submitted with any application for subdivision to guide the development of the Wimmera River South Area. An overall Development Plan should be prepared for the entire area affected by DPO3 to ensure a co-ordinated and comprehensive approach to the development of the land.

2.0

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Conditions and requirements for permits

- Dwellings will be required to be sited outside the area identified as affected by the 1 in 100 year flood level. No dwellings will be permitted within the area identified as affected by the 1 in 100 year flood level.

3.0

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Requirements for development plan

The Development Plan must include:

- Identification of the 1 in 100 year flood level;
- A subdivision layout which incorporates public open space adjacent to the Wimmera River. The public open space should have a width of approximately 40 metres from the river bank, and incorporate all land below the 1 in 100 year flood level;
- A road must be located adjacent to the public open space along the river, described above. Dwellings will front onto this road to create a 'boulevard effect'. A subdivision layout will not be considered appropriate where lots have the potential to back onto the river reserve. The road should be designed to limit the speed of traffic adjacent to the public open space, which may include a curved pavement design and/or slow points;
- A Landscape Concept Plan which addresses the treatment of the public open space adjacent to the river. It should include the location of existing trees to be retained, planting of locally indigenous species, shared footway and recreational facilities such as children's play equipment;
- A Drainage Plan which comprehensively addresses the drainage of the DPO3 area and will include drainage basins/wetlands to accommodate storm water emanating from the proposed subdivision, and litter receptors, in addition to any other requirements considered appropriate by the responsible authority;
- The subdivision layout may be required to incorporate the provision of land for drainage basins/wetlands to benefit areas outside the area proposed to be subdivided;
- The connection of all lots to reticulated water and sewerage services, and
- Should the southern area of the land designated DPO3 be determined to be appropriate for an industrial or business zone, a buffer should be established between this area and the proposed residential area to the north. This buffer may incorporate the use of an arterial road to separate the two areas, planting, mounding or other means to limit noise and visual intrusion.