

03/03/2016
C46**SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO3****RURAL LIVING ZONE****1.0**03/03/2016
C46**Requirement before a permit is granted**

Before any new use, development or subdivision commences, a development plan must be prepared and approved by the responsible authority.

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

- Subdivision of the land into two allotments or re-subdivision of existing allotments;
- A single dwelling on a lot; or
- Any buildings and works associated with any existing use or development of the land.

Before any planning permit is granted for any subdivision, use or development of land that the Development Plan Overlay 3 applies to, the responsible authority must consider the:

- Consistency of any proposal with any approved development plan.
- Design and provision of roads and road infrastructure in accordance with the *Infrastructure Design Manual*, in conjunction with VicRoads on VicRoads arterial roads.
- Provision of servicing, including water (for domestic, stock and fire fighting purposes), onsite wastewater disposal, drainage and stormwater, electricity and telecommunications to meet the standards of the relevant service authority.
- Need for a land or monetary contribution for open space in accordance with the *Subdivision Act 1988* for proposed subdivision in areas with a 2 hectares minimum lot size.

2.003/03/2016
C46**Conditions and requirements for permits**

A permit for subdivision, use or development must include conditions, as appropriate, to give effect to the provisions and requirements of an approved development plan and any specialist report prepared to support the development plan.

A permit for subdivision, use or development may include a condition that requires the owner of the land to enter into an agreement with the responsible authority pursuant to Section 173 of the *Planning and Environment Act 1987* to address any matter arising from the proposal, including contribution towards infrastructure or environmental management.

3.003/03/2016
C46**Requirements for development plan**

Any proposed development plan must outline and assess:

- Site assessment and response, including natural features, slope and orientation, drainage lines, native vegetation, heritage and archaeological significance, view lines and adjoining land.
- Proposed subdivision layout and density, indicating internal roads, external road linkages, pedestrian linkages and if appropriate, lot layout.
- All servicing, including roads, water (for domestic, stock and fire fighting purposes), onsite wastewater disposal, drainage and stormwater, electricity and telecommunications to meet the standards of the relevant service authority.
- Bushfire risk and bushfire protection measures, as appropriate for the site and area.
- Existing and future open space, including linkages to and between areas of open space.
- Proposed measures to address native vegetation, landscaping and streetscape treatment.
- The stages, if any, in which the land is to be subdivided and developed.

MURRINDINDI PLANNING SCHEME

- Potential impact of the proposed development plan on neighbouring and nearby land.
- Compliance with the Murrindindi Planning Scheme, including strategic directions for the relevant location, the Rural Living Zone and this overlay schedule.
- Compliance with any adopted structure plan, urban design framework or strategy relevant to the area.

In the preparation of any development plan, consideration must be given, in conjunction with VicRoads, to the need for a Transport Impact Assessment Report when it is considered likely that there will be an effect on any declared arterial road. Any required Transport Impact Assessment Report will have regard to VicRoads Access Management Policies and determine the extent of mitigating works required on declared arterial roads in consultation with VicRoads.

Any development plan proposal at the following location must address and provide:

Pheasant Creek Road, Pheasant Creek:

- Protection for and continued operation of the existing broiler farm on the eastern side of Pheasant Creek Road, to comply with the *Victorian Code for Broiler Farms 2009*. This protection and operation must be achieved through the provision of a 300 metre buffer from the farm operation and buildings where no dwellings are to be located.
- Building envelopes for proposed subdivision in the vicinity of the existing broiler farm on the eastern side of Pheasant Creek Road, indicating all future building sites to be a minimum of 300 metres from the broiler farm operations and buildings to comply with the *Victorian Code for Broiler Farms 2009*.

An approved development plan may be amended to the satisfaction of the responsible authority.