

25/07/2019
C106well**SCHEDULE 10 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO10**.

LONGFORD DEVELOPMENT PLAN AREA**1.0**25/07/2019
C106well**Objectives**

None specified.

2.025/07/2019
C106well**Requirement before a permit is granted**

A permit may be granted to construct or carry out minor works to existing buildings or works prior to the approval of a Precinct Plan if the responsible authority is satisfied that the granting of a permit does not prejudice the intended outcomes of the *Longford Development Plan, November 2015*.

3.025/07/2019
C106well**Conditions and requirements for permits**

A permit application for subdivision must provide:

- A site description and plans demonstrating how the proposed subdivision design will conserve and contribute to the overall character of the precinct and, more generally, Longford.
- A graphical and written assessment demonstrating compliance with the approved Precinct Plan.

A permit application for subdivision must demonstrate that the proposed subdivision will not prejudice other properties from subdividing efficiently, and that safe access can be achieved or maintained to the site and other properties within the precinct.

A permit application for subdivision within Precincts 2, 3, 4 and 6 must include a subdivision plan showing indicatively how lots can be re-subdivided if reticulated sewerage can be provided.

A permit application for subdivision which includes land with native vegetation must address the requirements of Clause 52.17 Native Vegetation.

A permit for subdivision and development must include conditions which reflect the urban design principles, guidelines, requirements and conditions stated in the *Longford Development Plan, November 2015* and the approved Precinct Plan.

A permit for subdivision must include an agreement under section 173 of the *Planning and Environment Act 1987* between the landowner(s) and the responsible authority to acknowledge the arrangements (e.g. payments or works-in-lieu) for infrastructure contributions identified in the Precinct Plan. If an agreement requiring infrastructure contributions already exists, the landowner(s) are not required to enter into a new agreement. The agreement will lapse once all specified requirements have been satisfied.

4.025/07/2019
C106well**Requirements for development plan**

A development plan must include the following requirements:

To allow for staged development of the land within the precincts identified in Map 1, the development plan will comprise a series of Precinct Plans, prepared to the satisfaction of the responsible authority.

There must be a single Precinct Plan prepared for each precinct identified in Map 1, prior to the development of land included in that precinct.

Precinct Plans must address the design requirements as stated in the *Longford Development Plan, November 2015*, together with the following design principles:

- A site responsive design reflective of the Longford character of quiet meandering roads, rural living lifestyle and a green, leafy character.

WELLINGTON PLANNING SCHEME

- Enhanced connectivity for pedestrians and vehicles by:
 - Linking precincts.
 - Ensuring connectivity to key destination points (such as the Longford Primary School, town core and open space areas) is maintained.
 - Developing concentric loops, which ultimately connect to the existing movement network to Sale.
- Further intensification of the town core area (Precincts 2, 3, 4 and part of 6), subject to availability of services (particularly reticulated sewer).
- Independent development of each precinct.

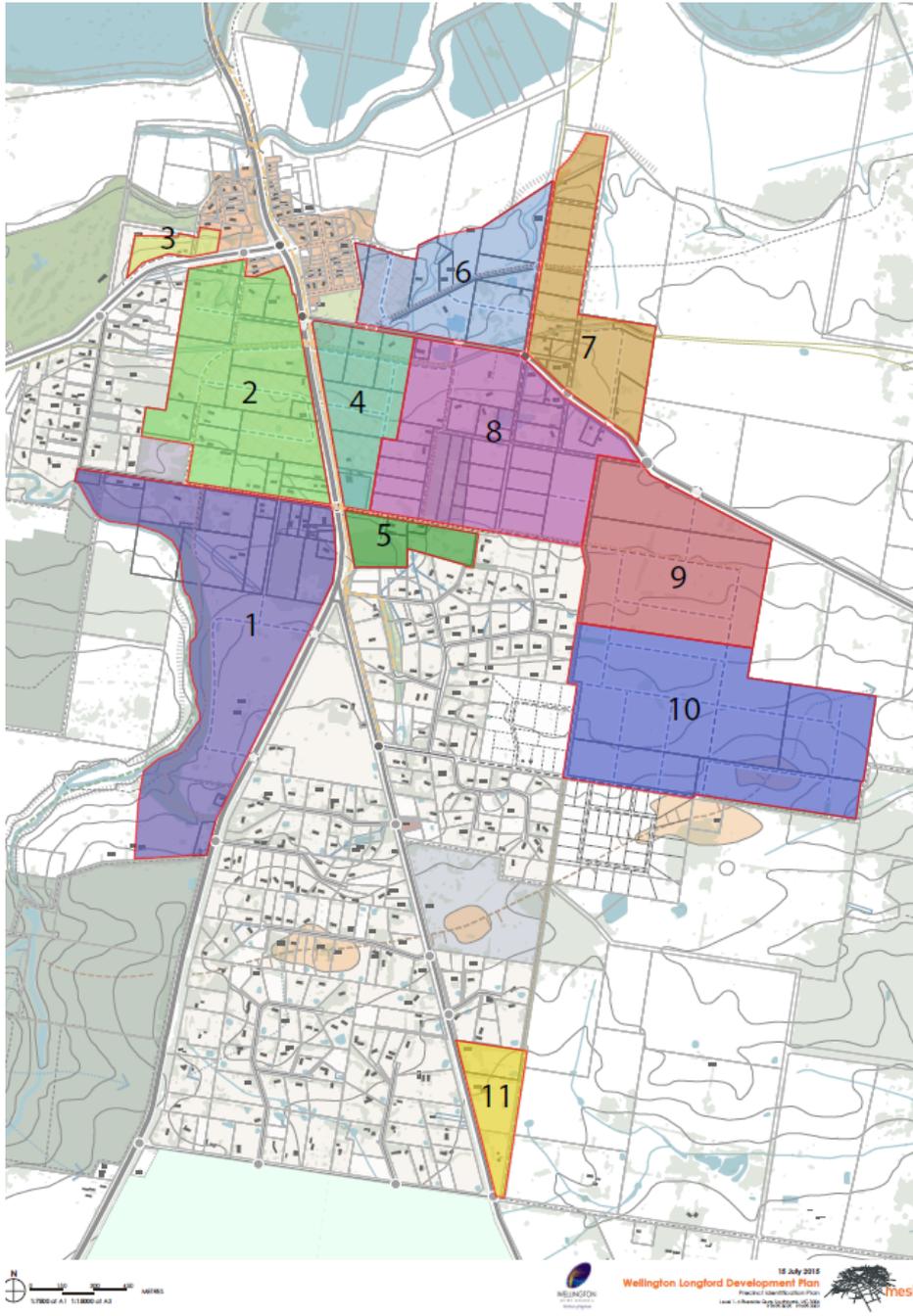
Precinct Plans must contain:

- A Drainage Assessment which has regard to stormwater and any potential environmental impact on the Ramsar wetland area.
- A Staging Plan showing the sequence of development and delivery of infrastructure (construction or upgrade).
- A Public Infrastructure Plan for delivery and funding of infrastructure items associated with the proposed development, including potential interim and ultimate infrastructure requirements.
- An Interface Treatment Plan to provide a suitable buffer between the golf course and proposed development (this requirement only applies to precincts sharing a boundary with the golf course).

In assessing or amending a Precinct Plan, the responsible authority must be satisfied that it is:

- Achieving the design principles specified in this clause and the *Longford Development Plan, November 2015*.
- Meeting any requirements of (as appropriate): Country Fire Authority; VicRoads; West Gippsland Catchment Management Authority; Gippsland Water; Aboriginal Victoria; Department of Environment, Land, Water and Planning; APA Group or other relevant service authorities.
- Developed with the appropriate level of stakeholder participation.
- In accordance with any relevant agreement prepared under section 173 of the *Planning and Environment Act 1987*.
- Implementing the requirements of the background document *Infrastructure Design Manual (IDM)*.
- Supporting design and development principles as set out in:
 - Supportive Environments for Physical Activity (SEPA) principles of healthy urban design - refer to the background document *Healthy by Design: A planners' guide to environments for active living* (National Heart Foundation of Australia, 2004)
 - Water Sensitive Urban Design (WSUD), including recycling infrastructure and use of treated water;
 - Crime Prevention Through Environmental Design (CPTED).

Map 1 to the Schedule to Clause 43.04



(Source: Longford Development Plan, November 2015)