

23/10/2008
C40**SCHEDULE 7 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO7****RURAL LIVING ZONE****1.0 Requirement before a permit is granted**23/10/2008
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Before any planning permit is granted for any use or development of land that the Development Plan Overlay 7 applies to, other than for the resubdivision of two existing lots, the responsible authority must consider and be satisfied that the following decision guidelines and performance measures are met:

- The proposed use and/or development is consistent with any approved Development Plan and this overlay schedule
- Site assessment and design response that addresses site constraints and opportunities, incorporates natural features and achieves environmentally sustainable subdivision and development
- Future lots and dwelling locations have been determined through a detailed land capability assessment, prepared in accordance with the EPA publication 746.1 Land Capability Assessment for Onsite Domestic Wastewater Management, March 2003, that establishes that all effluent from the land and development can be treated, retained and disposed of on the land to comply with the State Environment Protection Policy - Waters of Victoria and the Septic Tanks Code of Practice, March 2003
- Provision of a range of services, including water supply (for domestic, stock and fire fighting purposes) roads, drainage, telecommunications and reticulated electricity or alternative energy supply
- Protection of waterways, including buffer strips of undisturbed vegetation of 30 metres minimum width when possible and 30 metre minimum setbacks of all buildings from waterways
- The proposal incorporates and meets the following rural living design principles:
 - Compatibility with the site, adjoining land and general area, and minimisation of potential amenity conflicts;
 - Retention and enhancement ('net gain') of biodiversity and existing native vegetation to implement the objective of the *Victorian Native Vegetation Management – A Framework for Action*;
 - Environmentally sustainable subdivision and development to implement catchment and biodiversity objectives of any adopted regional catchment strategy;
 - Provision and enhancement of environmental, riparian and road reserve linkages;
 - Capability of the land to contain onsite effluent disposal systems and that wastewater does not contaminate surface and groundwater quality;
 - Environmentally sustainable stormwater and drainage design and treatment;
 - Road networks, vehicular accessibility and road safety for pedestrians and vehicles;
 - Protection of significant ridgelines and landscapes;
 - Adequate servicing for rural living development to Mitchell Shire Council and service authority standards

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Requirements for development plan

Any development plan for this land must outline and assess:

- Proposed future subdivision and development to allow for the full development and servicing of the land in accordance with the Rural Living Zone
- Site analysis and response, including natural features, slope, orientation, views, waterways and drainage lines, native vegetation, and impact on neighbouring and nearby land
- Agricultural and other rural uses of the land, adjoining land and nearby land
- Proposed lot layout and density, including building envelopes or exclusion areas, and effluent disposal envelopes, if appropriate
- Internal road layout and external road access, including future road linkages, proposed road surfacing and standards, and any road upgrading that may be required for future subdivision and development
- All servicing, including water (for domestic, stock and fire fighting purposes), drainage and stormwater, electricity and telecommunications
- Effluent disposal requirements based on a detailed land capability assessment
- Landscape, including protection of ridgelines and need for landscaping
- Existing native vegetation protection and enhancement
- Relationship, effect and linkages of proposed use and development of the land to uses and developments on adjoining land and nearby land
- The stages, if any, in which the land is to be subdivided and developed
- Any adopted strategic plan or urban design framework for the relevant area or town

Any development plan that is prepared and approved must include:

- Processes for making changes to the development plan, including a public consultation period and a requirement that the responsible authority approve any changes to the development plan