

08/02/2007
C20 (Part 2)

SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO5**

LAND EAST OF PINE VIEW DRIVE AND NORTH OF THE ST JAMES-YARRAWONGA RAILWAY LINE, YARRAWONGA

1.0 Permit Requirement

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Dwelling

A permit may be granted before a Development Plan has been prepared to the satisfaction of the responsible authority for the purposes of a single dwelling on an existing allotment.

2.0 Conditions and requirements for permits

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All proposals to construct a building or construct or carry out works before the Development Plan has been prepared must be accompanied by a report demonstrating that they will not prejudice the long term future of the land for residential development or give rise to significant residential amenity concerns.

3.0 Requirements for development plan

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A development plan must include:

- A stormwater management plan which shows how all stormwater will be retained on site.
- A preliminary soil assessment demonstrating the extent of any contaminated soils that may exist on the subject land, and if detected, a more detailed assessment outlining the location of the contaminated soil, the type of contaminants detected, and strategies to be undertaken to de-contaminate the affected areas.
- A site analysis, documenting the site in terms of land form, vegetation coverage and the relationship with surrounding land.
- In the absence of reticulated sewerage, a land assessment which demonstrates that each proposed lot is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- Details of how the development plan co-ordinates with development the adjoining land to the north. Opportunities for shared provision of open space, vegetated buffers and stormwater/drainage works should be examined.

The development plan must also describe/show:

- The staging of development;
- How the proposed development addresses any flood impacts on the subject land;
- Layout of collector roads and the impact on the surrounding road system;
- For each lot:
 - A building envelope and driveway to the envelope
 - Existing vegetation
 - In the absence of reticulated sewerage, an effluent disposal area.