

23/02/2006  
C24 Part 1**SCHEDULE 6 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO6****1.0**23/02/2006  
C24 Part 1**Requirement before a permit is granted**

The Responsible Authority may grant a permit for subdivision, use or development prior to the approval of a Development Plan only where it is satisfied that the proposed subdivision, use or development will not prejudice the orderly use and development of land as intended by the Yarrowonga Strategy Plan or for the following:

- One dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot.
- Agriculture and any buildings and works in association with the use of the land for agricultural purposes.
- A fence.
- Minor extensions, additions or modifications to any existing development.

**2.0**23/02/2006  
C24 Part 1**Requirements for development plan**

A development plan must show or include the following details:

- The proposed development of each part of the land.
- The relationship of the land to the adjoining land.
- The layout of the subdivision and development of the land including roads, lot boundaries and areas of open space.
- Provision of public open space that:
  - has an area no less than 5% of the land to be used for residential, industrial or commercial purposes.
  - Provides appropriate interfaces between residential areas and surrounding areas.
  - Provides for connectivity both internally and externally.
  - Incorporates low-lying areas.
  - Recognises important landscape views and vistas.
  - Is landscaped and planted out with lawn areas, native grass areas and trees and shrubs of local provenance.
  - Ensures that where land adjoins the Murray Valley Highway and where no service or access road exists immediately adjoining the Highway road reserve, it is provided with a landscape buffer treatment a minimum of 10 metres wide.
  - Provision is made for the watering of existing and proposed vegetation.
  - Is based on a landscape design prepared by a suitably qualified person.
- Areas for any recreational uses including a golf course with associated tennis, gymnasium, walking and cycling tracks and internal water features.
- The provision of safe and efficient vehicle and pedestrian access to and from the land.
- Provision for public transport throughout the neighbourhood with appropriately located and designed bus stops.

- How the proposed development addresses any flood or inundation impacts on the land.
- Underground infrastructure provision including sewerage, water, drainage, telecommunications and other utility services.
- The location and connectivity of constructed footpaths along proposed streets.
- The proposed street tree and planting regime with preference given to vegetation of local provenance.
- Any intended contributions to community facilities and services.
- Identify suitable locations for community, commercial and recreational facilities that are required to meet the needs of the general area.
- An environmental assessment of the flora, fauna and habitat significance of the land which includes recommended actions for management, revegetation and restoration of conservation and vegetation protection areas and the links between such areas.
- Retention and integration of individual and stands of mature trees, particularly indigenous trees. An arboricultural survey of all existing trees on the land and their condition, health and integrity including appropriate measures for the long term preservation of the tree(s) having regard to their proposed open space or development context.
- A “Net Gain” assessment of any native vegetation to be removed having regard to *Victoria’s Native Vegetation Management – A Framework For Action* including the location of any off-sets.
- An archaeological survey and heritage assessment which includes recommendations for the protection, restoration and interpretation of significant individual sites and, where appropriate, design measures to sensitively integrate sites into the proposed open space network.
- The use of water sensitive urban design providing for the protection of natural systems, integration of stormwater treatment into the landscape, protection of water quality and reduction of run-off and peak flows.
- The location of any detention tanks, drainage retardation basins or other utility infrastructure required to service the neighbourhood.
- Opportunities for a diverse range of allotment densities and dwelling types. A statement of housing outcomes, population and lot yield targets must be submitted.
- An environmental assessment identifying any environmental hazards or contamination on the land and proposed treatments, if any; or a qualified statement indicating the absence of such hazards or contamination.
- Where land abuts a road in a road zone, new street access to the road is to be minimised and/or managed in line with the requirements of VicRoads.
- Appropriate transitional arrangements are required at the interface of land zoned for Low Density Residential and Residential 1 being either a graduated decrease in lot size from the larger lots to the smaller lots or the provision of public open space at the interface.

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.