

27/09/2012
C56

SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO3**

RESIDENTIAL DEVELOPMENT PLAN - KING STREET, KOROIT

1.0 Requirement before a permit is granted

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A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for:

- Subdivision of land to excise an existing dwelling from a lot provided no more than one additional lot is created in the subdivision;
- Minor buildings and works associated with an existing dwelling; and
- Construction of a new dwelling.

2.0 Conditions and requirements for permits

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An application for use, subdivision or to construct or carry out works (before a development plan has been approved) must be accompanied by a report demonstrating that the proposal will not prejudice the development plan requirements specified in this schedule.

3.0 Requirements for development plan

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The development plan must include/address the following to the satisfaction of the responsible authority:

Urban design and character objectives

- To provide for residential development that is generally consistent with the existing residential character in the vicinity of the town centre.
- To take advantage of proximity to the town centre.
- To provide an appropriate interface to the low density residential areas to the south of King Street and the west of the Koroit-Port Fairy Road.
- To orient lots and dwellings to Koroit-Port Fairy Road and King Street.
- To minimise impacts on the residential amenity of the existing dwelling on 46 King Street.

Site analysis and context and layout plan

- A site analysis that includes details on the topography of the land, the location of existing vegetation, drainage lines, existing buildings, available infrastructure, adjoining road interfaces and any other notable features. These features should be shown for the land included within the overlay and immediately adjoining land.

Indicative Layout Plan

- An indicative layout that responds to the urban design and character objectives, and the site analysis. The layout is to show roads, public open space, approximate lot densities and sizes, the treatment of adjoining road interfaces, the staging of subdivision and other relevant matters required by this schedule.

Residential lot sizes and design

- Outward orientation of residential lots and dwellings along the interface with Koroit-Port Fairy Road with minimum lot sizes of approximately 1,500 sqm.
- Outward orientation of residential lots and dwellings along the interface with King Street with typical lot sizes of approximately 1,000 sqm.
- Internal residential lots that are typically between 600 and 1,000 sqm.
- Residential development will be limited in vertical and horizontal scale so as to be consistent with the rural village character of the town.

Road, cycling and pedestrian links

- Road, cycling and pedestrian links within the site, and between the site and adjacent areas, are to be informed by a suitable traffic and movement assessment and include where appropriate:
 - ‘Through roads’ rather than culs-de-sac.
 - At least one road access to each of King Street and Koroit-Port Fairy Road.
 - Residential lots that are oriented to and have direct vehicular access to the Koroit-Port Fairy Road.
 - Residential lots that are oriented to and have direct vehicular access to King Street.
 - A permeable subdivision layout that facilitates the movement of pedestrians and cyclists within the site and to outside the site.
 - Road access to the rear of 46 King Street.

Public open space and landscaping

- Adequate and useable public open space.
- Higher density residential development in association with public open space.
- Street tree plantings and any other landscaping treatments and/or features proposed as a response to the site analysis.

Infrastructure and services

- A plan or report showing:
 - The means of servicing the land, including reticulated sewerage, water and drainage.
 - The incorporation of water sensitive urban design treatments.

46 King Street

The future development of 46 King Street (Plan CP167811) is subject to the preparation of a separate development plan that responds to the approved development plan for the land to the immediate west. The development plan should provide for access to the rear of 44 King Street to facilitate future development of the rear of that property. The development plan is to be to the satisfaction of the responsible authority.