

21/12/2017
C104**SCHEDULE 10 TO THE DEVELOPMENT PLAN OVERLAY**

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

ECHUCA SOUTH EAST RURAL LIVING PRECINCT**1.0 Requirement before a permit is granted**21/12/2017
C104

A permit may be granted for use or to subdivide land or to construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority as follows:

- Use or develop land for a dwelling and associated outbuildings, provided it is the only dwelling on the lot.
- Construct and carry out works associated with an existing use.
- Subdivide land if the subdivision is the re-subdivision of the land and the number of lots is not increased; or
- Remove or create an easement or restriction.
 - This does not apply if the responsible authority considers that the proposed use and development will prejudice the orderly use and development of the land having regard to the principles set out in the Echuca South East Rural Living Precinct Framework Plan, as shown in Clause 4.0.

Before a permit is granted for subdivision, generally in accordance with an approved development plan, detail and costings for developer contributions are required for the provision of infrastructure within the development plan area, and where the development impacts on infrastructure demand beyond the developable area including social, road network and drainage infrastructure. Where a development contributions plan has not been incorporated into this scheme, the owner may enter into an agreement under section 173 of the *Planning and Environment Act 1987* providing for development contributions to the satisfaction of the responsible authority, or provide an alternative option to secure the provision of this infrastructure to the satisfaction of the responsible authority.

2.0 Conditions and requirements for permits21/12/2017
C104

The following conditions and/or requirements apply to permits:

- A permit may contain conditions which give effect to the provisions and requirements of the approved development plan.
- All roads must be sealed at a width not less than 6.2 metres to the satisfaction of the responsible authority.

3.0 Requirements for development plan21/12/2017
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A development plan must be generally in accordance with the Echuca South East Rural Living Precinct Framework Plan at Clause 4.0 and include the following requirements:

- Separate development plans should be prepared for Areas A1, A2, B and C. A development plan for each area may be approved by the responsible authority independently of the other areas.
- A description of the relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed interface treatment and buffer areas separating land uses.
- The proposed subdivision layout and development of the land including roads, lot boundaries, streetscape treatments and landscaping that will integrate with the surrounding area.

- Provision of a variety of lot sizes and dimensions to encourage a range of dwelling types.
- A stormwater and overland flow path management plan, prepared by a suitably qualified person(s), must be submitted to and approved by the responsible authority and the relevant catchment management authority. The plan must include reference to the *Echuca South East – Outline Drainage Plan (2014)* and include the following detail:
 - Consideration of the preliminary drainage corridors in the Echuca South East Rural Living Precinct Framework Plan at Clause 4.0.
 - Flood conveyance, stormwater quality including water sensitive urban design treatment and on-site detention requirements.
 - Any relevant information and recommendations as per the report, *Echuca South East Rural Flood Assessment (2015)*, prepared by Water Technology.
- A transport impact assessment report prepared by a suitably qualified person. The plan must include the following, as appropriate:
 - Reference to: Traffic Works, *Echuca South East Traffic Assessment, (2014)*.
 - The location of existing roads into, within and around the precinct.
 - A traffic assessment which addresses the impact of the proposed subdivision, use and development on the arterial and local road networks and identifies mitigating works, including potential road widening, other road and rail treatments/improvements on those networks to the satisfaction of the responsible authority and Roads Corporation.
 - Allowance for a school bus network into this area.
 - For vehicles travelling to the precinct, channelised right turn lane treatments along the Murray Valley Highway at the Denmark Road, Scott Road, Lady Augusta Road and Simmie Road intersections.
 - Left turn treatments along Echuca-Kyabram Road at the Denmark Road, Benson Road and Kelsh Road intersections. Include widening and sealing of the west side shoulders through the Benson Road and Kelsh Road intersections.
- The views of Public Transport Victoria, Roads Corporation, Country Fire Authority, VicTrack and State Emergency Services, must be sought prior to the approval of the traffic management plan.
- Provision of shared bike/pedestrian paths along key roads and rail reserve (subject to further assessment and discussion with VicTrack), within the open spaces that are flood prone and link to public transport services. Additional links to be provided to improve connectivity through larger lots.
- The location of any significant environmental, cultural, heritage and/or ecological (faunal and/or floral) features including remnant vegetation.
- An environmental assessment of the land, involving a flora and fauna survey that identifies the health and habitat value of all native vegetation and the preservation of any significant trees or vegetation.
- A survey of the precinct for Aboriginal archaeological sites.
- A preliminary soil assessment to determine the extent of any contaminated soils that may exist on the land, and if detected, a more detailed assessment outlining the location of the contaminated soil, the type of contaminants detected, and the strategies required to be undertaken to de-contaminate the affected areas.
- A land capability assessment, prepared by a suitably qualified person(s), must be submitted to and approved by the responsible authority. It must demonstrate the capacity of infrastructure to service the development, treat and retard stormwater

and reduce any impacts on soil and water down stream of the development demonstrating:

- Compliance with State and local policies on effluent and stormwater disposal.
- That soil type and environmental conditions within the catchment can treat the number of proposed effluent disposal systems both from the development and those within the surrounding area.
- The location and size of proposed open spaces to cater for a range of user groups and provide a variety of functions that perform both active and passive roles for recreation, as appropriate.
- Provision of a network of well-distributed neighbourhood public open space, having regard to the *Campaspe Open Space Strategy* (2014).
- An infrastructure plan approved by the responsible authority, which identifies the anticipated staging and timing of the provision of infrastructure. The infrastructure plan should address, as appropriate:
 - The provision, staging and timing of stormwater drainage works.
 - The provision, staging and timing of roadworks, both internal and external in accordance with the traffic impact assessment report.
 - The provision, staging and timing of landscaping works for open spaces and stormwater drainage reserves.
 - Detail, costings and apportionment of costs for developer contributions for the provision of infrastructure within the development plan area, and where the development impacts on infrastructure demand beyond the developable area including social, road network and drainage infrastructure.
 - Any other infrastructure related matter reasonably requested by the responsible authority associated with the subdivision of land.
 - Identification of any agency or person responsible for provision of particular items of infrastructure.

In addition to the requirements of the scheme, the development plan must also include the following, as appropriate:

Area A1

- A minimum subdivision area of 1 hectare (1.5 hectare average subdivision area).
- Provision of larger lots around the periphery and along the railway line to reduce the potential for future land use conflict and flooding.
- Interface treatment, fencing (in accordance with VicTrack requirements) and appropriate setbacks to the Echuca – Toolamba railway line.

Area A2

- A minimum subdivision area of 1 hectare (1.5 hectare average subdivision area).
- Provision of larger lots around the periphery to reduce the potential for future land use conflict and flooding.
- Interface treatment to the adjoining agricultural land uses, including neighbouring land remaining in the Farming Zone.

Area B

- A minimum subdivision area of 2 hectares (3 hectares average subdivision area).
- Interface treatment to the adjoining agricultural land uses.
- Frontage to Murray Valley Highway as a gateway location, where farming/ rural landscapes transition towards more urban and built up landscapes.
- Interface treatment, fencing (in accordance with VicTrack requirements) appropriate setbacks to the Echuca – Toolamba railway line.

Area C

- A minimum subdivision area of 4 hectares (6 hectares average subdivision area).
- Interface treatment to the adjoining agricultural land uses, including neighbouring land remaining in the Farming Zone.
- Interface treatment, fencing (in accordance with VicTrack requirements) and appropriate setbacks to the Echuca – Toolamba railway line.

Echuca South East Rural Living Precinct Framework Plan

