

SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY

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

Shepparton South Growth Corridor

This schedule applies to land within the south growth corridor for Shepparton as shown on Planning Scheme Map Nos. 11 DPO and 26 DPO.

The approved Development Plan for the area subject to the provisions of this Schedule is the *Shepparton South Growth Corridor Outline Development Plan*, which comprises both a written report and plans. This Development Plan may be amended from time to time, subject to approval by the responsible authority.

Additionally, the approved *7937 Goulburn Valley Highway Kialla Development Plan* applies to the land commonly known as 7937 Goulburn Valley Highway, Kialla (being Lot 1 on Plan of Subdivision PS637284F) is also subject to the provisions of this Schedule.

It is the vision for the *Shepparton South Growth Corridor Outline Development Plan* that vibrant, attractive and sustainable new residential communities are created. The principles for the Development Plan include:

- Containment and consolidation of the urban form.
- Enhancing community convenience and accessibility.
- Establishing a distinctive neighbourhood character.
- Provide for housing choice and diversity.
- Build safe and sustainable communities.
- Providing pedestrian friendly environments.
- Easy walking distance to facilities and open space.
- Appropriate solar orientation of lots.
- Recognition and protection of cultural, environmental and heritage values including the riparian environs of Seven Creeks.
- Open space area, which link urban development activity and provide for a variety of experiences.

The features for the south growth corridor include:

- Development on only one side of the road where land abuts land within the urban floodway and forming part of a watercourse alignment or adjacent to areas of public open space. The riparian environs of Seven Creeks form a significant component of the character of this corridor, and this design feature responds positively to this attribute.
- The orientation of lots to front to the Goulburn Valley Highway to improve the entrances to Shepparton.
- Enhanced housing choice through the diversity of lots sizes, including larger residential lots with a minimum area of 2,000m².
- Provision of aesthetic and accessible linear recreational parks, especially for cyclists and pedestrians. A shared pathway is to be provided along the Seven Creeks environs.
- The eventual public ownership of land adjacent to Seven Creeks within the urban floodway. As land is subdivided the areas within the Urban Floodway Zone will be transferred to Council as a public open space contribution. This will result in the creation of a significant linear open space link through the corridor.

- Enhanced protection of the continued operation of the Shepparton Aerodrome through the allocation of land beneath the 135metre transitional slope on the east west runway as open space.
- The use of Section 173 Agreements to minimise potential conflict on the residential/intensive agricultural interface.
- Contributions to infrastructure provision to be made in accordance with the Development Contributions Plan prepared for the south growth corridor.

In relation to the land at 7937 Goulburn Valley Highway, Kialla any development of the site must address:

- a variation to the vehicular access to the Goulburn Valley Highway;
- internal accesses within the commercial and residential land;, and
- potential amenity impacts from the commercial/residential interface.

1.0 Requirement before a permit is granted

10/10/2011
C116

Before issuing a planning permit for a proposed use and/or development, the responsible authority must be satisfied that the proposal is consistent with the approved Shepparton South Growth Corridor Outline Development Plan and in the case of land at 7937 Goulburn Valley Highway, Kialla the *7937 Goulburn Valley Highway Kialla Development Plan* (being Lot 1 on Plan of Subdivision PS637284F), and the information submitted with the permit application (as described in Section 2 below) is satisfactory to the responsible authority.

If the proposed use and/or development is not consistent with the approved Development Plan, the applicant will need to demonstrate how the proposal is consistent with the objectives and intended outcomes of the approved development plan, and address all requirements as described in Section 2 below to the satisfaction of the responsible authority. Such an application will be subject to the advertising and notification provisions as described in Section 3.

2.0 Conditions and requirements for permits

19/01/2006
VC37

The written documentation and plans submitted with a permit application must be generally in accordance with the Shepparton South Growth Corridor Development Plan and show or include the following details:

- Consistency with the approved Development Plan, both the written report and plans.
- The proposed subdivision 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 public open space.
- The provision of a variety of lots sizes, incorporating energy efficiency elements.
- The provision of safe and efficient vehicle and pedestrian access to and from the land.
- How the proposed development addresses any flood impacts on the subject land.
- Infrastructure provision and connection including sewerage, water, drainage and other utility services.
- Open space facilities that provide safe and convenient areas to serve the recreational needs of future residents.
- Landscaping, retention of existing vegetation and streetscape treatment.

- Community facilities and any non residential land uses where applicable.
- The stages, if any, in which the land is to be subdivided and developed, and a timetable of any staged development of the land.

The written documentation and plans accompanying the permit application must take into account the following:

- The environmental, ecological, landscape, archaeological, historical and cultural values and features of the site, as identified in the following:
 - An environmental assessment of the land, involving a flora and fauna survey, which identifies existing vegetation required to be protected and enhanced in the subdivision design.
 - An archaeological survey, which will locate, record and assess Aboriginal sites and post-settlement places and objects of cultural and historic significance on the subject site.
 - A stormwater management plan detailing how stormwater will be collected and treated within the development, with particular emphasis on the removal of sediment, litter and urban waste from stormwater prior to its discharge into local watercourses.
 - 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 required to be undertaken to de-contaminate the affected areas.

Where appropriate:

- The provision of buffers from land used for industrial or commercial purposes.
- The provisions of buffers from land used for intensive agricultural purposes. The distance of the buffer may be varied from a minimum of 50 metres depending on environmental and topographical features of land separating the dwelling from the agricultural use. Such a buffer should comprise various species with a variety of leaf shapes and heights, and be located in a manner that provides for airflow through the buffer, but limits the drift of sprays. In considering permit applications for use and/or development that may cause or be affected by spray drift, it is recommended that the responsible authority take into consideration the following:
 - The potential for off target movement of agricultural chemicals and its potential effect on sensitive uses including residences;
 - The location of the use and development in relation to the release point of the spray
 - The topography of the land
 - The micro-climatic conditions of the land; and
 - The method of application, frequency of application and target structure.
- The recognition of the impact of aircraft noise and identification of appropriate land uses within the affected areas;
- The provision of infrastructure clearly demonstrating the ability to overcome any deficiency in water or sewerage supply;
- The need to provide for safe and efficient vehicle access and ensure that traffic generated by the proposed use and development does not have a detrimental impact on the amenity of surrounding properties or roads;
- The need for any agreement to be made pursuant to the provisions of Section 173 of the Planning and Environment Act 1987 with respect to matters arising from the proposed use and development, including the use of such agreements to reduce potential land use conflict at the residential and intensive agricultural interface. In this latter situation

these agreements should only been applied to properties in the immediate vicinity of existing agriculture;

- Whether the proposal meets a high standard of urban and landscape design.

3.0

Reference Documents

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7937 Goulburn Valley Highway Kialla Development Plan (December 2010)