

11/02/2016  
C179

## SCHEDULE 17 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO17**.

### SHEPPARTON RAILWAY DEVELOPMENT PLAN

#### 1.0

30/09/2010  
C111

#### Requirement before a permit is granted

Before any use, development or subdivision commences a Development Plan must be prepared and endorsed to the satisfaction of the Responsible Authority.

The Responsible Authority may grant a permit for subdivision, use or development prior to the approval of a development plan provided that the Responsible Authority is satisfied that the subdivision, use or development will not prejudice the approval of the development plan or future development. A permit may be granted for:

- buildings and works associated with an existing dwelling; and
- buildings and works associated with the ongoing operation and maintenance of the railway.
- subdivision, including boundary realignment (other than a subdivision to create individual residential lots on former railway land).

#### 2.0

30/09/2010  
C111

#### Conditions and requirements for permits

An application for a planning permit must be accompanied by the following (where appropriate):

- A site analysis and design response demonstrating how the plan responds to the opportunities and constraints of the land.

The following condition must be included, where relevant, on any planning permit issued to develop former railway land for residential purposes:

- A condition requiring that prior to the commencement of any works, a Contamination Management Plan must be submitted to the responsible authority for endorsement.

#### 3.0

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#### Requirements for development plan

The Development Plan must be consistent with the recommendations of the *Shepparton CBD Strategy October 2008* particularly in relation to building heights, mix of uses and the provision of active frontages.

The development plan may be approved in stages and may be amended from time to time to the satisfaction of the Responsible Authority.

The development plan must demonstrate:

- A clear indication of all proposed land uses within the plan area.
- How land will integrate with the immediately surrounding area, including the railway station.
- How the development is consistent with the *Shepparton CBD Strategy October 2008* and the provisions of Schedule 1 to the Activity Centre Zone.
- The proposed subdivision layout and development of the land including roads, lot boundaries, streetscape treatments, public open space and landscaping.

- Diversity in residential allotment sizes and dimensions to encourage variety in dwelling types.
- The stages, if any, in which the land to which the plan relates is to undergo subdivision and a timetable of any staging of future development of that land.
- The pedestrian and bicycle network, including adequate lighting for public places and key pedestrian routes, links to any networks on abutting land and access to public transport services.
- The location of any significant environmental, cultural, heritage and/or ecological (faunal and/or floral) features including remnant vegetation.
- Stormwater management methods, including the location of any on-site drainage retention facilities.
- How the proposed development addresses any flood impacts on the subject land.
- Arrangements for the provision of all appropriate infrastructure and services to the land.
- A proposed layout pattern which:
  - Provides a convenient and safe internal road network;
  - Provides a convenient and safe pedestrian network;
  - Provides access to all allotments;
  - Provides for a variety of lot sizes and housing types;
  - Provides for water sensitive urban design.
  - Is sympathetic to the location and continued operation of the railway line and station.

Unless otherwise agree to by the Responsible Authority. The development plan is to be accompanied by:

- An acoustic report prepared by a suitably qualified acoustic engineer which assesses the acoustic impacts of the railway line on the proposed residential development and provide guidance as what controls are required to address these impacts. The report must be submitted to and approved by the Responsible Authority.
  - A flora and fauna survey, which identifies the health and habitat value of all native vegetation on the site.
  - A survey of the site to locate, record and assess any sites and post-settlement places and objects of cultural and historical significance. The survey is to be carried out and the report prepared in conjunction with representative(s) from the local Aboriginal community.
  - 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, and how that process will not impact adversely on the natural flood carrying capacity of the local watercourses.
  - A Traffic Management and Impact Mitigation Plan (in accordance with the Infrastructure Design Manual) that identifies appropriate access and circulation of vehicles on the existing road network, and details of any upgrade works necessary to accommodate traffic generated by the development or to mitigate the impact of the development.
  - An Infrastructure Provision Plan approved by the Responsible Authority which makes arrangements for the owner or developer or both, to meet or contribute to the cost of infrastructure and utilities, both on and off the land, generally associated

with, or relating to the subdivision of the land in accordance with the Development Plan. The Infrastructure Provision Plan must address, as appropriate:-

- Arrangements for provision of any necessary infrastructure or utilities referenced in the various plans otherwise required by this clause;
- The provision of drainage and earthworks;
- The provision of roadworks both internal and external;
- The provision of landscaping;
- The staging of other incidental works;
- The securing of the infrastructure and utility provisions via a Section 173 Agreement or agreements or via other acceptable means.

Before approving the Development Plan, the responsible authority must consider the following and may include conditions where appropriate:

- 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 railway interface.
- Any requirements and/or views of the responsible authority and referral authorities for urban design and landscaping, traffic works, stormwater disposal, engineering works, environmental protection and enhancement, sewerage, drainage or flood mitigation works required to properly service the proposed use and development of the land.
- The impact of proposed residential development on the continued operation of the railways and the impact of the railways on the proposed residential development, including the need for acoustic and safety measures.

#### 4.0

10/12/2015  
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#### **Additional Requirements for Development Plan–Precinct 8C of Schedule 1 to the Activity Centre Zone**

This section applies specifically to all land within Precinct 8C of Schedule 1 to the Activity Centre Zone.

In addition to the matters listed above, the Development Plan must show or include, as appropriate:

- Land use details for all areas of the site.
- Details for the provision of car parking for each land use component.
- Details of loading bays and waste management facilities.
- Details of bicycle storage facilities.
- A detailed landscape plan for the site.