

06/08/2015
C98(Part 1)

SCHEDULE 20 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO20**.

VERNEY NORTH GROWTH CORRIDOR – SOUTH

1.0 Requirement before a permit is granted

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Before any new use, development or subdivision commences, a development plan must be prepared and approved by the Responsible Authority.

A permit may be granted before a development plan has been prepared for the purpose of:

- subdividing land into two allotments or re-subdividing existing allotments so as to not increase the number of lots;
- a single dwelling on a lot; or
- any buildings and works associated with the ongoing maintenance or operation of the subject site.

2.0 Conditions and requirements for permits

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An application for planning permit must include, as relevant:

- a stormwater management plan detailing how stormwater will be collected and treated within the development. The plan must be prepared in accordance with the Infrastructure Design Manual and consider ongoing maintenance of the stormwater management measures.

Conditions, as appropriate, must be included on any planning permit issued to subdivide or develop land with regard to recommendations made by the assessments and specialist reports submitted in support of the Development Plan.

3.0 Requirements for development plan

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A Development Plan may be prepared for all or any part of the growth corridor.

The Development Plan may be amended to the satisfaction of the Responsible Authority.

The Development Plan must demonstrate, as appropriate:

- General consistency with the Verney North Growth Corridor Concept Plan - South.
- The proposed subdivision layout of the proposed development of the land, including roads, areas of open space, drainage retention areas, treatment to the Goulburn Valley Highway that provides an active frontage and any staging of the development.
- The relationship of the land to the adjoining land and treatment(s) at the interface with existing ongoing and future land uses, particularly those with potential amenity impacts.
- The shared pathway network, including opportunities to link paths to any networks on abutting land, and any public transport services.
- The layout of major areas of public open space and the type of facilities, if any, to be provided for users of the open space.
- The location of any significant environmental, cultural, heritage and/or ecological (faunal and/or floral) features including fauna and remnant vegetation.

- Stormwater management methods, including the location of any on-site drainage retention facilities.
- Arrangements for the provision of all physical and any community infrastructure and services to the land.
- In addition to the above requirements, must incorporate measures to address any potential amenity issues for any development on land in the vicinity of the Shepparton Distillery, such as lighting, noise and odour to avoid conflict with the continued operation of the distillery.

The Development Plan must include, where required by the Responsible Authority:

- An environmental assessment of the land, involving a flora and fauna survey, which, among other things, identifies the health and habitat value of all native vegetation.
- A preliminary survey of the area for aboriginal archaeological sites and preliminary cultural heritage assessment to determine whether a Cultural Heritage Management Plan, in terms of the Aboriginal Heritage Act 2006, is required.
- 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 the strategies required to be undertaken to decontaminate the affected areas in accordance with the Minister's Direction No. 1 – Potentially Contaminated Land.
- A land capability assessment, unless the development will be connected to a reticulated sewerage network.
- A landscape and open space master plan outlining street tree plantings, areas of open space, stormwater management areas and areas of water sensitive urban design.
- A traffic impact assessment and management plan that identifies:
 - Appropriate access and circulation of vehicles on the existing and future road network, which minimises culs de sac. Access arrangements are to avoid conflict with existing accesses onto the Goulburn Valley Highway.
 - The identification of existing and proposed public transport routes, bus stops and associated infrastructure with appropriately dimensioned roads.
 - The identification of existing and proposed pedestrian and cycling networks including provision for safe and convenient access to public transport infrastructure.
 - The works necessary to accommodate traffic generated by the development and to mitigate any adverse impacts of the development.
 - The trigger points for any additional traffic infrastructure.
 - Access arrangements are to have regard to on-road cyclists.
- 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 (including bus stops and associated works) both internal and external in accordance with the approved traffic management plan.
 - The provision, staging and timing of landscaping works for local parks, stormwater drainage reserves and regional landscaping works.
 - The securing of the infrastructure and utility services as may be necessary by way of an agreement pursuant to Section 173 of the Planning and Environment Act 1987.

- 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.

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

- The environmental, ecological, landscape, archaeological, cultural heritage and historical values and features of the site.
- The comments and any requirements of Goulburn-Murray Water and in particular any matters relevant to its policy regarding acceptance of urban and industrial water to Goulburn-Murray Water drains.
- The comments and requirements of VicRoads with particular regard to the following:
 - The need for the provision of a buffer between residential dwellings within the Development Plan area and the alignment of the proposed Goulburn Valley Highway – Shepparton Bypass.
 - The need for noise attenuation measures as a result of the proposed Goulburn Valley Highway – Shepparton Bypass.
- 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 agricultural interface.
- Any requirements and/or views of Greater Shepparton City Council and referral authorities regarding urban design and landscaping, traffic works, stormwater disposal, engineering works, environmental protections and enhancement, sewerage, drainage or flood mitigation works required to properly service the proposed use and development of the land.

