

19/01/2006
VC37

SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO 3

Creswick Golf Course Development Plan

1.0

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Conditions and requirements for permits

A permit should include conditions which address, as appropriate, the following matters:

- The rate of stormwater flow from the site which should not be unreasonably increased as a result of any development on the land.
- Prevention of contaminated stormwater flowing from the site.
- Advertising signs.
- Methods of protecting occupants of the site in the event of a wildfire in the area.
- The provision of reticulated water, sewerage and power to the development at the site or other approved alternative means of servicing the site.
- A site responsive building design sympathetic to the local semi rural environment and of not more than three storeys in height, except that any residential hotel building may include, in addition, a basement carpark storey and an attic storey incorporating up to three apartments.
- Access to the proposed development from the Midland Highway be subject to the satisfaction of the Roads Corporation.

Permit conditions may address matters in addition to the matters listed above.

2.0

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Requirements for development plan

The Development Plan must be advertised and publicly displayed at the municipal office for at least two weeks before it is considered by the responsible authority.

A Development Plan must address the following:

- General access principles and approximate location of internal roads.
- Designation of areas proposed for development and a general description of the development.
- Overall plan showing changes to the layout of the golf course.
- Estimated timeframes for the development.
- General location of waterways.
- Emergency exits.
- Delineation of residential areas, golf course, other major land uses and open space.
- Description of how the impact of vegetation removal will be minimised.
- Description, including appropriate plans of the proposed landscaping treatment of the site.
- Description of fire management for the residential areas, golf course, other major land uses and open space.

HEPBURN PLANNING SCHEME

Prior to adoption of the Development Plan a Section 173 agreement, or other agreement for leased crown land, must be entered into between the owner and the responsible authority addressing the following issues:

- expected timing for the development,
- long term use of the site as a golf club and course,
- registration of the agreement on the freehold title to the site,
- description of how the golf course will remain operable when onsite works are taking place,
- infrastructure provision.