

17/11/2016  
C89

## **SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO4**.

### **Irymple Low Density Residential Area**

#### **1.0**

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#### **Requirement before a permit is granted**

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for:

- A subdivision to create a lot for an existing dwelling.
- Any buildings and works associated with the continued use of the land for agriculture.

#### **2.0**

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#### **Conditions and requirements for permits**

The following requirements should be met before a permit is granted to subdivide land prior to the preparation of a development plan to the satisfaction of the responsible authority:

- The subdivision must be a two lot subdivision.
- An agreement under section 173 of the Act must be entered into with the owner of the lot without the dwelling, which ensures the land may not be further subdivided so as to increase the number of lots until a development plan has been prepared to the satisfaction of the responsible authority.

#### **3.0**

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#### **Requirements for development plan**

The development plan must identify and consider the following:

- The means of servicing to lots, including the provision of reticulated water and sewerage to all residential lots, or alternative EPA approved effluent disposal systems.
- The need for open space, as considered necessary by the responsible authority, in accordance with the relevant guidelines.
- The need for any other community infrastructure, as considered necessary by the responsible authority.
- Any sites of flora or fauna significance or archaeological or heritage significance, and how these could be integrated into the design of any subdivision.
- Areas subject to the impacts of salinity.
- The application of water sensitive urban design principles.
- The comments of Lower Murray Water.
- The comments of the Mallee Catchment Management Authority.

The development plan must provide for the following:

- A clearly distinguishable road hierarchy, with the differences in road function reflected in the road width, design, layout and road reserve treatments.
- Identification of the means of draining the land.
- Identification of common trenching of compatible services.

- Appropriate interface treatments to schools and areas of public open space.
- Pedestrian linkages to Irymple Primary School and Irymple Secondary School and to Fifteenth Street and the Irymple town centre.
- Integration with the General Residential Zone to the south-east.
- Inclusion of greenways or other linear open spaces, to provide opportunities for incidental exercise and social interaction.
- Retention of any existing tree stands of value and the development of an appropriate landscaping theme for nature strips and public open space, including the use of salt tolerant plants where relevant.
- Identification of public realm treatments and interfaces which reflect the low density residential nature of the area, such as post and wire fencing (or no fencing) rather than solid fencing.