

17/11/2016  
C89

## **SCHEDULE 6 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO6**.

### **Nichols Point Neighbourhood 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.
- 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.
- The need for any local convenience retailing to be provided on Fifth Street.
- 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.
- How drainage in Nichols Point is likely to relate to the broader Mildura East Growth area, and how this may be integrated in the longer term.
- 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, with consideration for future growth.
- Identification of common trenching of compatible services.
- Integration of local convenience shopping, if required on Fifth Street.
- Appropriate interface treatments to the school and areas of public open space.
- A neighbourhood focal point or village green.
- Appropriate interfaces to areas identified as part of the Mildura East Growth Area.
- Pedestrian linkages to the Nichols Point Primary School and Recreation Reserve.
- Allowance for future longer term pedestrian and vehicular connections to the Mildura East Growth Area to the north, west and south.
- Recognition of (and integration with) existing residential areas and dwellings where possible.
- Inclusion of greenways or other linear open spaces, to provide opportunities for incidental exercise and social interaction.
- Retention and development of the existing drainage channel as a 'blueway'.
- 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.