

23/10/2008
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SCHEDULE 8 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO8**

WALLAN PART CROWN PORTION A, 625 NORTHERN HIGHWAY, WALLAN DEVELOPMENT PLAN

1.0

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Requirement before a permit is granted

Prior to the development of any stage, a detailed development plan must be submitted to and approved by the responsible authority.

The objectives of the Development Plan Overlay 8 are:

- Protect significant ridgelines and viewsapes especially the significant Pretty Sally hill
- Maximise the accessibility of pedestrian and cycle routes that provide links to the town centre and adjacent residential areas
- Provide Public Open Space in convenient and prominent positions that contribute to the quality and character of key arterial routes, promotes informal surveillance, and assists with improved site drainage management
- Provide a range of allotment size, and to locate the various sized allotments in positions that are consistent with their performance capability
- Graduate allotment size from the south end and generally increase allotment size with increased distance from the township residential area
- Establish and maintain a tree reserve a minimum of 20 metres wide along the frontage to Northern Highway to screen views of dwelling sites along approach routes, and generally upgrade the quality of township entrances
- Provide for higher density allotments around the Public Open Space, and along the access route from Northern Highway
- Provide similar sized allotments along the existing edge of the residential area to the south

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Conditions and requirements for permits

Any development must comply with any approved Development Plan.

Commencement

Except with the prior written consent of the responsible authority, the use of any building or part of the site must not commence until all landscaping, car parks and other works approved as part of the staged development plan have been completed to the satisfaction of the responsible authority.

Staging

The land must be developed in accordance with the provisions of an approved Development Plan. Each stage of development set out in the approved development plan must be completed to the satisfaction of the responsible authority.

In determining whether or not to adopt a subsequent stage, the responsible authority must consider the following measures to ensure that any stage does not create a burden on the community or the responsible authority:

- The rate of allotment take-up
- The rate of dwelling commencement
- The resident profile
- General market forces

Consideration of applications

In considering any application within the area covered by this incorporated plan, the responsible authority must consider:

- The purpose of the zone
- The amenity of the area
- Any approved Development Plan
- The provision of efficient and safe vehicular access
- Advice of the Environment Protection Authority, relevant water authority, Department of Natural Resources and Environment, Goulburn Broken Catchment Management Authority (Floodplain Management Unit), Roads Corporation and any other relevant statutory authority
- The proposed means of drainage, the likely impact of the development on the flow of water across the site and on the quality of water entering the Merri Creek drainage system
- The appearance of development from within the precinct and from any nearby road
- Any matter which the responsible authority considers will effect the character of the area
- Any other matter which, in the opinion of the responsible authority, is necessary to be considered in the interests of the residents of the area and the community generally

Subdivision requirements

A permit is required to subdivide land. Applications must meet the following requirements:

- Compliance a Development Plan approved by the responsible authority
- Each lot must be provided with a reticulated supply of water
- Each lot must be provided with a reticulated supply of electricity located underground unless special circumstances exist such as existing overhead electricity supply
- Each lot must be connected to a reticulated sewerage system and a drainage system
- Each lot must have access to a road constructed to the satisfaction of the responsible authority in accordance with its engineering guidelines

In its approval of any subdivision, the responsible authority may include any conditions considered necessary including a development contributions fee calculated to contribute towards the cost of community services, physical infrastructure and open space required by the subdivision and located either in the DPO8 area or elsewhere in the Wallan Township area. Any approval for subdivision may include a Section 173 agreement under the Planning and Environment Act 1987.

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Requirements for Development Plan

The detailed development plan must show:

- Road reservations, widths and alignments
- The number and size of allotments to be created
- The nature and use of all lots
- A comprehensive landscape plan

The responsible authority may approve a staged development plan which varies from an approved Development Plan provided that the variation:

- Is consistent with the Development Plan's general principles and the purpose of the zone
- Does not adversely affect the Development Plan's implementation
- In the opinion of the responsible authority, does not have an adverse environmental social or economic impact on the area or Wallan township