

12/07/2007
C27

SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO3**

LAND ON NORTH SIDE OF MURRAY VALLEY HIGHWAY, BETWEEN BOTTS ROAD AND HOGANS ROAD, YARRAWONGA

1.0

12/07/2007
C27

Permit Requirement

Dwelling

A permit may be granted before a Development Plan has been prepared to the satisfaction of the responsible authority for the purposes of a single dwelling on an existing allotment.

Subdivision

A permit may be granted before a Development Plan has been prepared to the satisfaction of the responsible authority for the purposes of subdivision in accordance with the schedule to the Farming Zone at Clause 35.07.

2.0

19/01/2006
VC37

Requirements for development plan

A development plan must describe:

- The treatment of the interface with Lake Mulwala including the provision of a road along the lake in preference to allotments with lake frontage;
- The maintenance of public access to the lake;
- The staging of development including interim subdivision options such as larger lots;
- The means of servicing to lots including the provision of reticulated water and sewerage to all residential lots;
- Layout of collector roads and the impact on the surrounding road system;
- The design and make up of residential lot density in a manner that reflects demand of the area;
- The need for open space and any other community infrastructure as considered necessary by the responsible authority; and
- The environmental impact of the development on the lake and on any sites of flora or fauna significance, archaeological significance or significant views that may affect the land.