

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**

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#### **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.