

08/02/2007
C20 (Part 2)

SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY

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

LAND ON THE MURRAY VALLEY HIGHWAY, EAST OF BUCHANANS LANE, YARRAWONGA

1.0 Permit Requirement

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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.

2.0 Conditions and requirements for permits

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All proposals to construct a building or construct or carry out works before the Development Plan has been prepared must be accompanied by a report demonstrating that they will not prejudice the long term future of the land for residential development or give rise to significant residential amenity concerns.

3.0 Requirements for development plan

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A development plan must include:

- All lots connected to reticulated water and sewer services;
- All lots with a minimum area of 2500 sq.m.
- Building setback of 50m from the full supply level of Lake Mulwala or a setback of 15m from the common property boundary whichever is the greater.
- A stormwater management plan which shows how all stormwater will be retained on site.
- A preliminary soil assessment demonstrating the extent of any contaminated soils that may exist on the subject land, and if detected, a more detailed assessment outlining the location of the contaminated soil, the type of contaminants detected, and strategies to be undertaken to de-contaminate the affected areas.
- Building setback of 20m from the Murray Valley Highway.
- Means to prevent erosion due to public access to lake Mulwala Foreshore.
- Written confirmation from North East Water Authority that reticulated sewer and water is available to, and can be connected to each lot, at the cost of the landowner.

The development plan must also describe/show:

- 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 ;
- 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.
- The means whereby safe access to the Murray Valley Highway and rationalised intersection design can be provided to the satisfaction of VicRoads.