

30/11/2006
C21**SCHEDULE 7 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO 7**

This schedule applies to land on the southern side of the Murray Valley Highway in Yarrowonga known as Glanmire Park, as shown on Planning Scheme Map Nos 23 and 24.

1.0 Requirement before a permit is granted30/11/2006
C21

Before any use, development or subdivision commences, a Development Plan for the land must be prepared to the satisfaction of the Responsible Authority.

A planning permit may be granted for minor buildings and works associated with the existing rural activities on the land prior to the approval of the Development Plan.

The Development Plan may be submitted in parts – that for the commercial precinct and that for the remaining land principally to be developed for residential purposes. If the Development Plan is submitted in parts, the first part submitted shall include an Overall Site Context Plan showing the whole site and the details as set out below.

Once the Development Plan is approved in whole or part, permits may be granted for that part of the land to which the approved Development Plan applies.

2.0 Conditions and requirements for permits30/11/2006
C21**Commercial Area**

Any application for the use and development of land for the purposes of a supermarket must be accompanied by an Economic Impact Assessment demonstrating the level of demand and identifying the degree of impacts on the existing Yarrowonga Commercial Centre. Where the likely degree of impact on the existing Yarrowonga Commercial Centre identified by such an assessment is other than minor, or the level of demand is not considered sufficient to warrant the development, no permit will be issued.

3.0 Requirements for Development Plan30/11/2006
C21**Overall Site Context Plan Requirements**

Where the Development Plan is prepared in parts, the Overall Site Context Plan forming part of and submitted with the first part of the Development Plan must show:

- The proposed layout of the whole development, including land nominated for the commercial and residential precincts and public open space in sufficient detail to demonstrate to the satisfaction of the responsible authority that the future subdivision and development will integrate with the surrounding current and expected future land uses, and will accommodate all foreseeable requirements of the development by:
 - Describing the relationship of development proposed on the land to existing and proposed development on adjoining land and proposed buffer areas separating land uses and the proposed access/egress locations.
 - Indicating any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
 - Providing an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing native vegetation and requirements as per relevant management plans.
 - Providing suitable linkages between the different components of the neighbourhood and surrounding areas.

General Requirements

The Development Plan must be accompanied by the following information, to be provided to the satisfaction of the responsible authority. The information may be provided in parts in recognition of the different development objectives and timeframes for the commercial and residential components, however having regard to the integration and impact of the individual elements on the whole development.

- An Environmental Assessment of the land, involving a flora and fauna survey which identifies the health and habitat value of all native vegetation, locations of any areas of biodiversity significance and the proposed treatment of those areas, location of areas of vegetation to be protected, and areas where Net Gain offset requirements will be provided;
- An archaeological analysis of the site to identify areas of heritage significance and/or aboriginal archaeological sites;
- A Stormwater Management Plan detailing how stormwater will be collected and treated within the development, with particular emphasis on the removal of sediment, litter and urban waste from stormwater prior to its discharge into local watercourses, and how that process will not impact adversely on the natural flood carrying capacity of the local watercourses.
- A Drainage Management Plan, to be subject to appraisal by the Goulburn Broken Catchment Management Authority to ensure that no impediment would be introduced that would result in an increase in flood impacts of properties contained in the Plan that were not the subject of the development plan under consideration.
- 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 (Contamination Management Plan) outlining the location of the contaminated soil, the type of contaminants detected, and the strategies required to be undertaken to de-contaminate the affected areas.
- A Traffic Management and Impact Mitigation Plan that includes the identification of appropriate access and circulation of vehicles on the existing and future road network, and upgrade works necessary to accommodate traffic generated by the development and to mitigate the impact of the development.

Commercial Development Area

The Development Plan must show:

- The land nominated for the commercial precinct.
- Main access ways into and within the site.
- The areas to be set aside for car parking and suggested car parking rates for the development.
- Existing vegetation nominating any vegetation for retention having regard of the Victoria's Native Vegetation Management – A framework for Action, and areas for new landscaping.
- Indicative infrastructure provision including sewerage, water, drainage and other utility services.
- Design principles which provide for the integrated development of the site, including building setbacks from the Highway and adjoining land.

- Minimisation and rationalisation of direct access onto declared arterial roads, to be determined in consultation with VicRoads and provided in accordance with VicRoads requirements.
- Providing appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- Identifying the staging and anticipated timing of development.

Residential Development Area

The Development Plan must show:

- Any sites of conservation, heritage or archaeological significance and the means by which they are to be managed.
- The proposed movement network including the key road network, pedestrian and bicycle paths and any opportunities for public transport.
- Existing vegetation nominating any areas for retention having regard of the Victoria's Native Vegetation Management – A framework for Action and areas for new landscaping.
- The location for future public open space.
- The areas for residential development showing indicative yields for each area.
- The staging of the development.
- Design guidelines for subdivision and development including principles of sustainable development.
- Indicative infrastructure provision including sewerage, water, drainage and other utility services.
- Design principles which provide for the integrated development of the site, including building setbacks from the Highway and adjoining land.
- The relationship of land to the adjoining land and, if applicable, other areas of the site.
- Proposed locations for community, commercial or recreational facilities that are required to meet the needs of the general area as considered necessary by the Responsible Authority.
- Minimisation and rationalisation of direct access onto declared arterial roads, to be determined in consultation with VicRoads and provided in accordance with VicRoads requirements.
- Providing appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- Identifying the staging and anticipated timing of development.