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C56

SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO2**.

MAILORS FLAT DEVELOPMENT PLAN

1.0

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Requirement before a permit is granted

A permit may be granted before a Development Plan has been prepared to the satisfaction of the responsible authority for the following:

- One dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot.
- Agriculture and any buildings and works in association with the use of land for agricultural purposes.
- Minor extensions, additions or modifications to any existing development.
- Minor sports and recreation facility.

2.0

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Conditions and requirements for permits

- Where appropriate, a permit may include a condition requiring the proponent to enter into an agreement pursuant to Section 173 of the *Planning and Environment Act 1987*, containing requirements to contribute towards works that improve the capacity of drainage or road infrastructure in the area.

3.0

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Requirements for development plan

The Development Plan may consist of plans or other documents and may, with the agreement of the responsible authority, be prepared and implemented in stages. The Development Plan must be generally in accordance with the provisions of Clause 21.09-2 including the Mailors Flat Structure Plan set out in Clause 21.09-2.1, and provide for the following to the satisfaction of the responsible authority:

- Provision for the location of new commercial, retail and community facilities within the Township Zone.
- Provision for new street links between Russells Road and Warrnambool-Caramut Road to improve connectivity through Mailors Flat.
- The creation of a new Russells Road/Warrnambool-Caramut Road intersection in place of the existing intersection.
- Provision for discouraging vehicle access through Shady Lane and promotion of Shady Lane as a pedestrian/bicycle trail.
- Provision for integrated wastewater systems for development proposals in the Township and Low Density Zones.
- Provision for an integrated drainage network.
- Provision for the staging of development to ensure that new development is concentrated in areas where infrastructure can be provided in a cost-effective manner.
- Provision for the maintenance of existing native vegetation and establishment of wildlife corridors and biolinks where possible.