

11/02/2016
C53**SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO1**.

KING PARROT CREEK ENVIRONS**1.0**11/02/2016
C53**Design objectives**

- Protect the existing bushland and natural character of the King Parrot Creek environs
- Maintain the environmental integrity of the King Parrot Creek, waterway environs and general area
- Ensure minimum setbacks for all buildings from the King Parrot Creek to meet the standards of Goulburn Murray Water and the *Water Quality Guidelines for Northeastern Victoria*
- Respect and maintain the King Parrot Creek and Flowerdale area as an important transport and tourism route between metropolitan Melbourne and the northern part of Murrindindi Shire and beyond
- Ensure a strong emphasis on environmental sustainability
- Achieve the vision, objectives, strategic directions and actions of the *Kinglake Ranges, Flowerdale and Toolangi Plan and Design Framework*, February 2014.

2.019/07/2007
C12**Buildings and works**

A permit is not required for buildings and works that are greater than 30 metres from the high water mark of King Parrot Creek.

New development must ensure and provide:

- Protection and enhancement of environmental and natural features of the King Parrot Creek and riparian zone, including remnant vegetation
- Adequate setbacks for any building or works from King Parrot Creek
- Sufficient building and effluent disposal system setbacks to allow the satisfactory disposal of effluent to the satisfaction of the responsible authority
- Building siting and design to ensure protection of amenity from the King Parrot Creek environs, and adjoining and nearby land
- Building and effluent disposal envelopes as required to ensure adequate siting and setback of future buildings in relation to King Parrot Creek.

3.019/07/2007
C12**Subdivision**

A permit is not required for the subdivision of land that is greater than 30 metres from the high water mark of King Parrot Creek.

Any subdivision must ensure and provide:

- Protection and enhancement of environmental and natural features of the King Parrot Creek and riparian zone, including remnant vegetation
- Lot design that allows adequate setbacks for future buildings, roads and other works from King Parrot Creek
- Sufficient potential building setbacks to allow the satisfactory disposal of effluent to the satisfaction of the responsible authority
- Building and effluent disposal envelopes as required to ensure adequate siting and setback of future buildings in relation to King Parrot Creek
- Encouragement for the fencing of private land from the King Parrot Creek reserve

- Potential for linked recreational and ecological trails along the King Parrot Creek, when appropriate, to meet the objectives of any adopted strategy of Murrindindi Shire Council or relevant agency.

4.0

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Decision guidelines

Before deciding on a permit application, the responsible authority must consider and meet the objectives, guidelines, standards and recommendations of:

- Goulburn Murray Water
- Kinglake Ranges, Flowerdale and Toolangi Plan and Design Framework, February 2014
- EPA publication 746.1 *Land Capability Assessment for Onsite Domestic Wastewater Management, March 2003, State Environment Protection Policy - Waters of Victoria and the Septic Tanks Code of Practice, March 2003* *Septic Tanks Code of Practice, March 2003*
- *Water Quality Guidelines for Northeastern Victoria*
- *Victoria Native Vegetation Management – A Framework for Action*