

19/01/2006
VC37**SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY**

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

PLENTY LOW DENSITY RESIDENTIAL1.0
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VC37**Requirements for development plan**

The Plenty Low Density Residential area is identified in the Nillumbik Municipal Strategic Statement as a key location within the Shire where future low density residential development is to take place. The Municipal Strategic Statement also recognises that this area has a number of development constraints, particularly in terms of land capability and environmental qualities. There is scope to provide for a mix of development densities that respond to these environmental conditions.

The development of the Plenty Low Density Residential area will be a two staged process, initially requiring a development plan to be prepared that sets the broad strategic framework for the area, identifying a range of land use and development issues. Following approval of the development plan, sub-catchment plans must be prepared in accordance with the approved development plan. The sub-catchment plans will be prepared by landholders in each sub-catchment in the sewerage catchment. These plans will show how subdivision, use and development of individual properties will satisfy the requirements of the Local Planning Policy Framework, the zone and the approved development plan.

Where reticulated water and sewerage is unavailable, a permit must not be granted to construct a dwelling or to subdivide land (other than as provided elsewhere in this Schedule) until:

- A development plan is prepared to the satisfaction of the responsible authority; and then
- Sub-catchment plans are prepared to the satisfaction of the responsible authority.

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The development plan must be consistent with Local Planning Policy Framework and the zone and provide a framework for the overall development of the area that addresses:

- Conservation of the quality and quantity of natural resources including water, soil, flora, and fauna. This will require consideration of the compatibility of subdivision and development with the conservation values of the area. In particular, conservation of existing stands of indigenous vegetation, wetlands or other natural features.
- Protection of the landscape and amenity values of the area.
- Open space requirements.
- The general road layout proposed, including the hierarchy of roads, the location of major intersections with the surrounding road network, and major connections between existing properties in the development area.
- Provision for emergency access to and through the development area, and the relationship of these to surrounding areas.
- Provision for pedestrian, bridle paths and cycle networks through the development area.
- The efficient and orderly provision of utility services infrastructure in a manner sympathetic to the environmental values of the area.

- Provision of reticulated water and sewerage, and where appropriate interim arrangements for on-site effluent disposal.
- If appropriate, arrangements for providing temporary utility services infrastructure, including on-site effluent disposal. Any temporary arrangements must address how the connection of lots or development to permanent infrastructure will be achieved.
- Design and siting requirements, including the Plenty Valley Environmental Living Area Siting and Design Guidelines, June 1991.
- The development plan must indicate matters to be addressed in the sub-catchment plans and in subsequent permit applications for subdivision and development within the sub-catchments.

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Conditions and requirements for permits

Unless otherwise provided for in this schedule, a lot created for the construction of a new dwelling must be connected to reticulated water and sewerage.

A permit may be granted to subdivide land before a development plan has been prepared to the satisfaction of the responsible authority, provided:

- The subdivision is the re-subdivision of existing lots. The number of lots must not be increased; or,
- The subdivision is by a public authority or utility service provider to create a lot for a utility installation; or,
- The subdivision is in accordance with Consent Notice 3 or Consent Notice 7 in Clause 52.03.

A permit may be granted for the construction of a dwelling and its associated buildings and works, before a development plan has been prepared to the satisfaction of the responsible authority, provided:

- The dwelling is the only dwelling on the lot; and,
- The dwelling is connected to reticulated water and sewerage. This does not apply if the lot existed as a separate title on 29 June 1992 or if the lot is identified in, or an outcome of, Clause 52.03 - Consent Notice 3 or Consent Notice 7.

A permit may be granted for the construction of a building or to construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority, provided that the buildings and works are associated with an existing lawfully established use and will not compromise the orderly development of the area.

A permit may be granted to use or subdivide land, construct a building or carry out works for a dwelling provided that it is in accordance with the approved development plan under this schedule.

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Decision guidelines

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, the responsible authority must consider, as appropriate:

- The Local Planning Policy Framework.
- The Plenty Valley Environmental Living Area Siting and Design Guidelines, June 1991.
- The adequacy of measures proposed to minimise off-site stormwater run off from buildings access roads, driveways, and any other hard standing areas.

- The impact of the proposed subdivision, building or works upon the local drainage system including the Plenty River and its tributaries.
- The need to design subdivisions, and site buildings and works to minimise the amount of vegetation to be removed.
- The need to preserve existing locally indigenous vegetation and habitat links, and the objective to require additional planting of locally indigenous vegetation, especially where vegetation is to be removed to facilitate subdivision or development.
- The need to minimise the impact of the development upon the local landscape.
- The need to require building envelopes to be determined at the time of subdivision as a means of minimising the impact of future development of the land upon the local environment, landscape and drainage system.
- Existing building envelope(s) determined as part of an approved plan of subdivision or other planning permit.
- The landscape treatment or other methods of addressing land abutting the Environmental Rural Zone.
- The co-ordination of subdivision and development with subdivision and development of adjacent land.
- The adequacy of the building setback or subdivision design to allow for future widening and/or realignment of Yan Yean Road.