**SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY**

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

**WALLAN**

1.0 Requirement before a permit is granted

Prior to the development of any stage a detailed development plan must be submitted to and approved by the responsible authority.

The objective of this Development Plan Overlay is:

- To encourage the development of a wide range of tourist facilities including transport museums, short term tourist accommodation and tourist attractions with an Australian theme.
- To provide facilities for the outdoor display and operation of tourist attractions including historic re-enactments, sheep dog trials, shearing, classic vehicle exhibition and displays of historic “Australiana” activities.
- To provide ancillary facilities including car, bus and trailer parking, access roads, eating facilities, picnic areas and souvenir outlets.
- To develop light plan storage and maintenance hangars.
- To enhance the amenity of the locality.

2.0 Conditions and requirements for permits

Any development must comply with the intent of the concept plans attached to this schedule

Agreement

The owner must enter into an Agreement with the responsible authority under Section 173 of the Planning Environment Act 1987. The Agreement must cover:

- engineering standards including required road widths and infrastructure/services provision
- design guidelines for major land uses
- car parking requirements for specified uses
- the construction and management of the flood mitigation and drainage system
- any other issue agreed by the responsible authority and the owner.

Commencement

The use of any building or part of the site must not commence until all landscaping, car parks and other works approved as part of the staged development plan have been completed to the satisfaction of the responsible authority.

Staging

The zone must be developed in accordance with the provisions of the Wallan Field Estate Precinct and the Wallan Woolshed Precinct. Each stage of development set out in the concept plans or any approved stage development plan must be completed to the satisfaction of the responsible authority before the next stage commences.
No stage as shown on the concept plan is to proceed until the responsible authority has determined that appropriate facilities exist to serve the needs of the population of all prior stages.

In determining whether or not to adopt a subsequent stage, the responsible authority must have regard to:

- the rate of allotment take-up
- the rate of dwelling commencement
- the resident profile, and
- general market forces

to ensure that any stage does not create a burden on the community or the responsible authority.

If a stage includes residential lots, except with the prior written consent of the responsible authority, at least 50% of the lots must be occupied by completed dwellings before the next stage commences.

Consideration of applications:

In considering any application within the area covered by this incorporated plan, the responsible authority must consider:

- the purpose of the zone
- the amenity of the area
- the concept plans for the zone
- the purposes of the precincts
- the provision of efficient and safe vehicular access
- advice of the Environment Protection Authority; the Department of Civil Aviation, the relevant water authority, the Department of Natural Resources and Environment - Floodplain Management Unit, the Roads Corporation and any other relevant statutory authority
- the proposed means of drainage, the likely impact of the development on the flow of water across the site and on the quality of water entering the Merri Creek drainage system
- the safe operation of the airfield and minimisation of adverse effects from the operation of the airfield on surrounding land
- the appearance of development from within the precinct from any nearby road, and from the Hume Freeway
- any matter which the responsible authority considers will enhance the character of the area
- any other matter which, in the opinion of the responsible authority, is necessary to be considered in the interests of the residents of the area and the community generally.

Subdivision Requirements

A permit is required to subdivide land. Subdivisions complying with a concept plan incorporated in this Chapter or any staged plan approved by the responsible authority may be exempt from requiring a planning permit.

Applications must meet the following requirements:

- compliance with any relevant concept plan incorporated or approved by the responsible authority
- each lot must be provided with a reticulated supply of water
- each lot must be provided with a reticulated supply of electricity located underground unless special circumstances exist such as existing overhead electricity supply
- each lot must be connected to a reticulated sewerage system and a drainage system
- each lot must have access to a road constructed to the satisfaction of the responsible authority in accordance with its engineering guidelines.
In its approval of any subdivision the responsible authority may include any conditions considered necessary including a development impact fee calculated to contribute towards the cost of community services, physical infrastructure and open space required by the subdivision.

Subdivisions complying with incorporated concept plans.

A permit is not required for a subdivision approved by the responsible authority as complying with a concept plan which is incorporated in this planning scheme or any staged plan approved by the responsible authority.

The responsible authority may include in its approval of any subdivision plan its requirements of the subdivision. Its approval may be an agreement under section 173 of the Planning and Environment Act and may include matters such as a development impact fee calculated to contribute towards the cost of community services, physical infrastructure and open space required by the subdivision.

### 3.0 Requirements for development plan

The detailed development plan must show:

- road reservations, widths and alignments
- the number and size of allotments to be created
- the nature and use of all lots
- a comprehensive landscape plan.

The responsible authority may approve a stage development plan which varies from the concept plans provided that the variation:

- is consistent with the concept plan’s general principles and the purpose of the zone
- does not adversely affect the concept plan’s implementation
- in the opinion of the responsible authority, does not have an adverse environmental social or economic impact on the area or Wallan township.