SCHEDULE 9 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO9

WALLAN SOUTH WEST DEVELOPMENT PLAN

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 maximise the accessibility of pedestrian and cycle routes in providing links to the town centre and adjacent residential areas.
- Locate Public Open Space in convenient and prominent positions that contribute to the quality and character of key arterial routes, and promotes informal surveillance.
- To provide a range of allotment size, and to locate the various sized allotments in positions that are consistent with their performance capability.
- Establish an effective edge to the western boundary of the site, by restricting allotments to a minimum of 4,000 square metres.
- To create high quality residential boulevards along the main access routes between the north and south and east and west.
- To integrate the site with existing allotments to the north by providing a minimum allotment size of 4,000m² along the northern boundary.

2.0 Conditions and requirements for permits

Any development must comply with the intent of the Outline Development Plan attached to this schedule.

Commencement

Except with the prior written consent of the responsible authority 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 land must be developed in accordance with the provisions of the Outline Development Plan. 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 Outline Development 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.

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 Outline Development Plan for the zone
- The provision of efficient and safe vehicular access
- Advice of the Environment Protection Authority, 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 appearance of development from within the precinct from any nearby road, and from the Hume Freeway
- Any matter which the responsible authority considers will effect 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 the Outline Development 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 Outline Development 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 contributions fee calculated to contribute towards the cost of community services, physical infrastructure and open space required by the subdivision and located either in the DPO9 area or elsewhere in the Wallan Township area.

Subdivisions complying with incorporated Outline Development Plan

A permit is not required for a subdivision approved by the responsible authority as complying with the Outline Development 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 contributions fee calculated to contribute towards the cost of community services, physical infrastructure and open space required by the subdivision and located either in the DPO9 area or elsewhere in the Wallan Township area.

### 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 Outline Development Plan provided that the variation:

- Is consistent with the Outline Development Plan’s general principles and the purpose of the zone
- Does not adversely affect the Outline Development 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.