SCHEDULE 8 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO8

WALLAN PART CROWN PORTION A, 625 NORTHERN HIGHWAY, WALLAN
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 protect significant ridgelines and viewscapes especially the significant Pretty Sally hill.
- To maximise the accessibility of pedestrian and cycle routes that provide links to the town centre and adjacent residential areas.
- Provide Public Open Space in convenient and prominent positions that contribute to the quality and character of key arterial routes, promotes informal surveillance, and assists with improved site drainage management.
- To provide a range of allotment size, and to locate the various sized allotments in positions that are consistent with their performance capability.
- To graduate allotment size from the south end and generally increase allotment size with increased distance from the township residential area.
- To establish and maintain a tree reserve a minimum of 20 metres wide along the frontage to Northern Highway to screen views of dwelling sites along approach routes, and generally upgrade the quality of township entrances.
- To provide for higher density allotments around the Public Open Space, and along the access route from Northern Highway.
- To provide similar sized allotments along the existing edge of the residential area to the south.

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 and from any nearby road
- 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 the 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 DPO8 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 an 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 DPO8 area or elsewhere in the Wallan Township area.

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 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.