**New Schedule 9 to Clause 43.04 Development Plan Overlay – Colac West**

**New Policy and Schedule**

**SCHEDULE 9 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as DPO9.

**COLAC WEST**

**1.0 Objectives**

None specified.

**2.0 Requirement before a permit is granted**

 A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the following purposes:

* A single dwelling on an existing allotment.
* Subdivision: provided that any permit does not compromise the orderly planning and development of the area.

**3.0 Conditions and requirements for permits**

 The following conditions and/or requirements apply to permits:

* A permit for subdivision of land must include conditions which require the owner(s) of the land to enter into an agreement under section 173 of the Planning & Environment Act 1987. The agreement must provide for infrastructure contributions in accordance with the approved Shared Infrastructure Funding Plan.

**4.0 Requirements for development plan**

 A development plan must include the following requirements:

* A Shared Infrastructure Funding Plan which guides the delivery of shared infrastructure required for the development plan area, by:
* Identifying the land parcels which are to be developed and quantifying the area and likely development yield of each parcel.
* Identifying shared infrastructure required to support development.
* Identifying the specifications, costs and justification for each item.
* Apportioning costs to each catchment area in the development plan area and calculating levies payable to ensure delivery of shared infrastructure.
* Identifying any additional infrastructure items that are to be provided by specific landowners.
* Describing the mechanisms by which the Shared Infrastructure Funding Plan will be implemented, including collection of levies, delivery of infrastructure, responsibilities for works in-kind and administration of the document (such as indexation).
* Providing clear principles regarding obligation of developers to deliver and/or facilitate works.
* The development plan must include the following features:
	+ An east-west extension of Moore Street to connect with Rifle Butts Road.
	+ A new north south connector road from the Lake Colac foreshore to Murray Street along the western boundary of the former High School site.
	+ A service lane along the Murray Street frontage to provide lot access for lots fronting Murray Street.
	+ Maximised road frontage to the Lake Colac foreshore, subject to cultural heritage considerations.
	+ Extension of public open space along the edge of Lake Colac that is not susceptible to flood in a 1AEP event, including a shared pathway along the foreshore, subject to cultural heritage considerations.
	+ Provision for a future connection of a pedestrian link through residential land to the east.
	+ A single stormwater treatment facility to service the development plan area.
* The development plan must address the following requirements:
	+ Internal road network.
	+ Public open space.
	+ Connectivity to other residential land and public open space.
	+ Diversity of lot sizes and proposed density.
	+ Provision of community facilities.
	+ Impact of development on flora, fauna and cultural heritage.