

R/N 581072 \$102 -



Planning Enquiries
 Phone: (03) 5772 0333
 Web: <http://www.murrindindi.vic.gov.au>

Office Use Only

Application No.:

Date Lodged:

Murrindindi Shire Council
 RECEIVED - IMT
 30 JUL 2014
 Trim No:.....

Application for Planning Permit

If you need help to complete this form, read *How to Complete the Application for Planning Permit form*.

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

Questions marked with an asterisk (*) are mandatory and must be completed.

The Land

1 Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.: 24	St. Name: CRAIGIE
Suburb/Locality: YEA		Postcode: 3717

Formal Land Description *
 Complete either A or B.

This information can be found on the certificate of title.

A Lot No.: Lodged Plan Title Plan Plan of Subdivision No.:

OR

B Crown Allotment No.: Section No.:

Parish/Township Name: YEA

The Proposal

You must give full details of your proposal and attach the information required to assess the application. If you do not give enough detail or an adequate description of the proposal you will be asked for more information. This may delay your application.

2 For what use, development or other matter do you require a permit? *

If you need help about the proposal, read: *How to Complete the Application for Planning Permit Form*

I NEED A HAY SHED FOR STORING DRY FEED AS WELL AS DRY STORAGE FOR A SLASHER A RIDE ON MOWER AND GENERAL PROPERTY MAINTAINANCE TOOLS

Provide additional information providing details of the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

3 Estimated cost of development for which the permit is required *

Cost \$ 9000 You may be required to verify this estimate.

Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

Existing Conditions

4 Describe how the land is used and developed now *

eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

its a vacant blocks fenced a few trees small 4mtr x 4mtr GAD GARDEN SHED HAS FRUIT TREES, GRAZING FOR SHEEP + ACAPAOIA

Provide a plan of the existing conditions. Photos are also helpful.

Title Information

5 Encumbrances on title *

If you need help about the title, read: *How to Complete the Application for Planning Permit Form*

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
 No
 Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', eg. restrictive covenants.)

Applicant and Owner Details

6 Provide details of the applicant and the owner of the land.

Applicant *

The person or organisation who wants the permit.

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Please provide at least one contact phone number *

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name: Title First Name: Surname:

Organisation (if applicable):

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.: St. No.: St. Name:

Suburb/Locality: State: Postcode:

Contact person's details *

Same as applicant (if so, go to 'contact information')

Name: Title: First Name: Surname:

Organisation (if applicable):

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.: St. No.: St. Name:

Suburb/Locality: State: Postcode:

Contact Information

Business Phone: Email:

Mobile Phone: Fax:

Name: Same as applicant

Title: First Name: Surname:

Organisation (if applicable):

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.: St. No.: St. Name:

Suburb/Locality: State: Postcode:

Owner's Signature (Optional):

Date: **23 / 8 / 2014**
day / month / year

Declaration

7 This form must be signed by the applicant *

▲ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant, and that all the information in this application is true and correct, and the owner (if not myself) has been notified of the permit application.

Signature:

Date: **23 / 8 / 2014**
day / month / year

25/07/2014

To whom it may Concern

I'm writing in regards to my application to build a hay shed on my block, which is number 24 Craigie Street Yea.

Its only a few acre block but does adjoin my parents block down by the river, I have 8 sheep 3 apachas which are more pets than anything else.

The reason I need a shed or dry storage on the block is I need somewhere above the flood plain to store dry feed + hay I have tools and equipment for fencing and basic maintenance of the property. I have a tractor with slasher attachment and large trailer that it's transported on when its taken on the road, I have a small wood trailer I have a water tank on a trailer to fill all the baths in the top paddocks, I have a ride on mower + various tools to fix and maintain these items.

I do hope you consider my application as I do love the block so do my girls I only have the best intention to do with the property I want it to be clean and tidy and not an eye-sore.

Thanks for taking the time to read this request and I hope that we can proceed with everyone getting the result they want.

ISSUED FOR
COUNCIL APPROVAL
NOT FOR CONSTRUCTION

LOT 7
(NUMBER 15)

BOUNDARY (87°30' - 33.43 mm)
(EXISTING POST & WIRE FENCE)

EXISTING GATE



11500

4000

LEVELLED AREA
(APPROXIMATE TO CITY
STREET LEVEL)

PROPOSED
NEW SHED

EXISTING TREES
(SMALL PINE TREES)

BOUNDARY (161°20' - 50.65 mm)
(EXISTING POST & WIRE FENCE)

EXISTING SHED

EXISTING POST &
WIRE FENCE

EXISTING FRUIT
TREES

EXISTING DRIVEWAY
(DIRT/GRASS TRACK)

BOUNDARY (231°20' - 64.08 mm)
(EXISTING POST & WIRE FENCE)

EXISTING GATE

NOLAN STREET

GIFFARD STREET

LOT 9
(NUMBER 26)

LOT 8
(NUMBER 24)

LOT 5
(NUMBER 22)

SHED

SHED

SHED

EXISTING TREES
(SMALL PINE TREES)

EXISTING TREES
(SMALL PINE TREES)

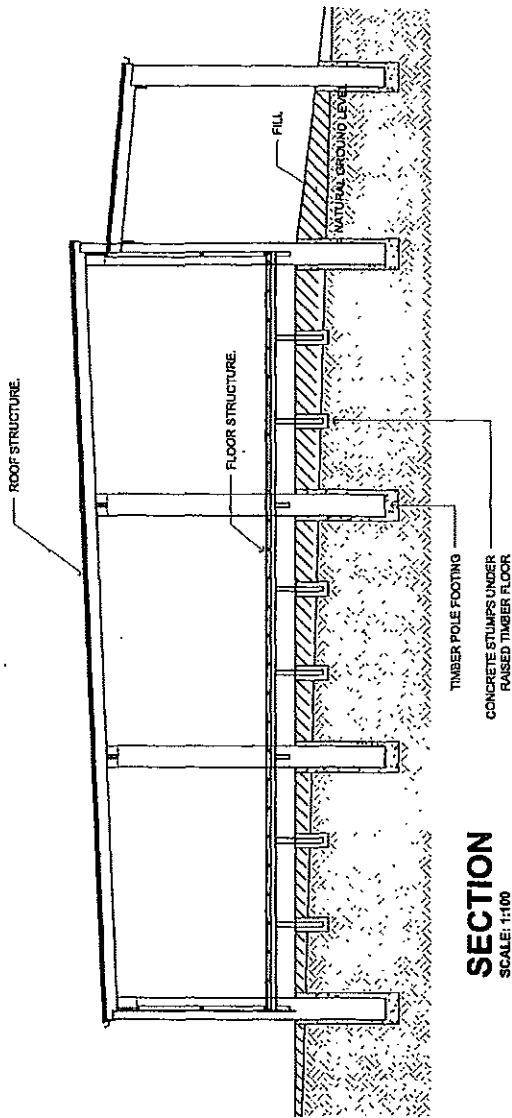
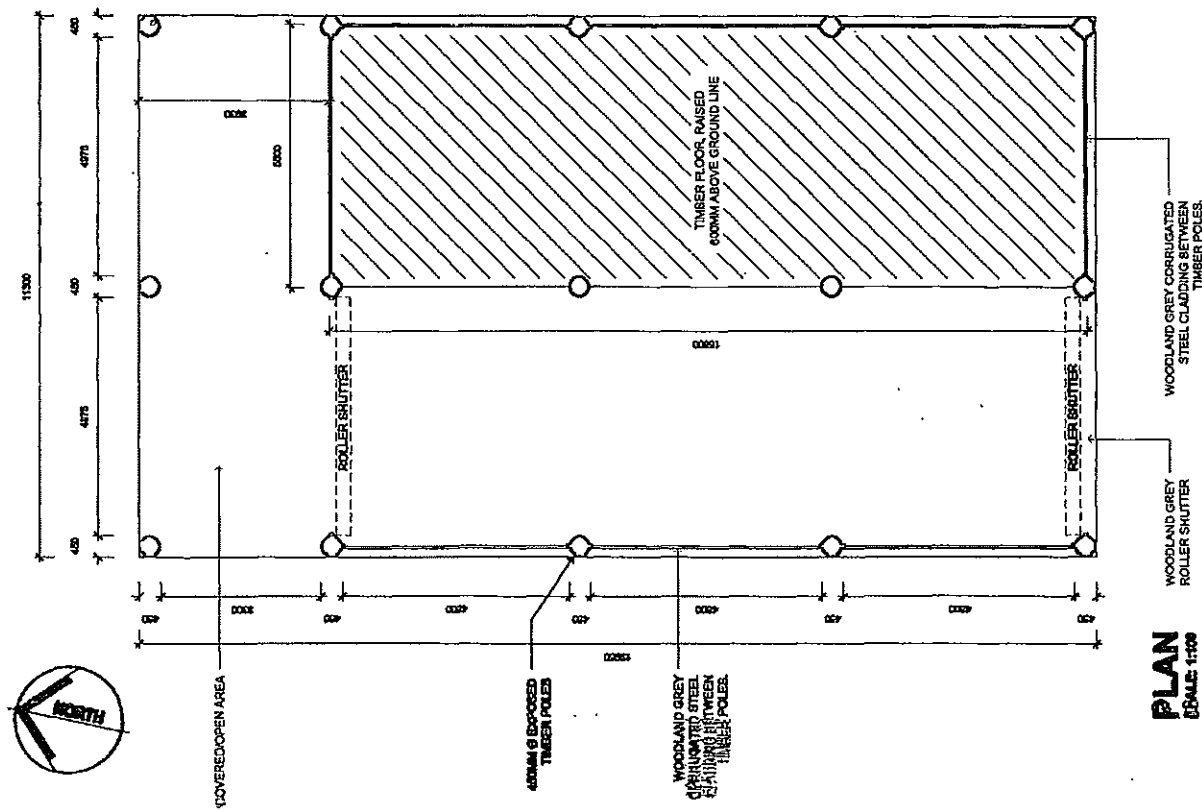
CRAIGIE STREET

PROPOSED SHED
24 CRAIGIE STREET,
YEA VIC 3717.

Encl 6.1a

SHEET:01 DATE:09/07/2014

SITE PLAN
SCALE: 1:500



SECTION
SCALE: 1:100

GENERAL NOTES:
ALL WALL, FLOOR AND ROOF STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH AS/NZS 4 AND ANY RELEVANT LOCAL AUTHORITY REQUIREMENTS.

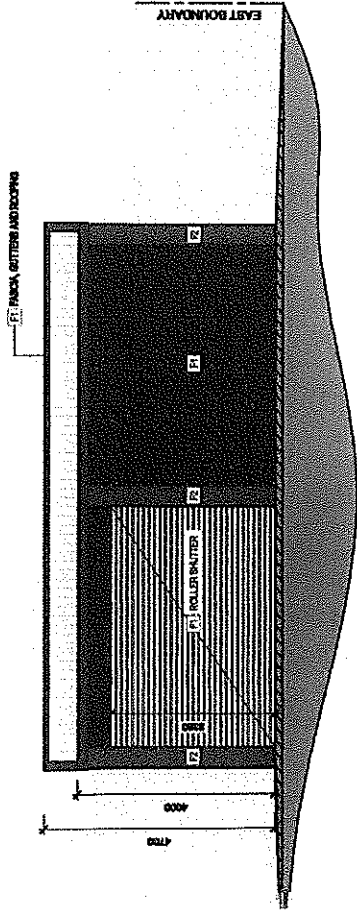
AREA	AREA	AREA
COVERED AREA	UNDERCOVER STORAGE AREA	RAISED FLOOR STORAGE AREA
400MM Ø EXPOSED TIMBER POLES	400MM Ø EXPOSED TIMBER POLES	400MM Ø EXPOSED TIMBER POLES
TOTAL AREA		

**ISSUED FOR
COUNCIL APPROVAL
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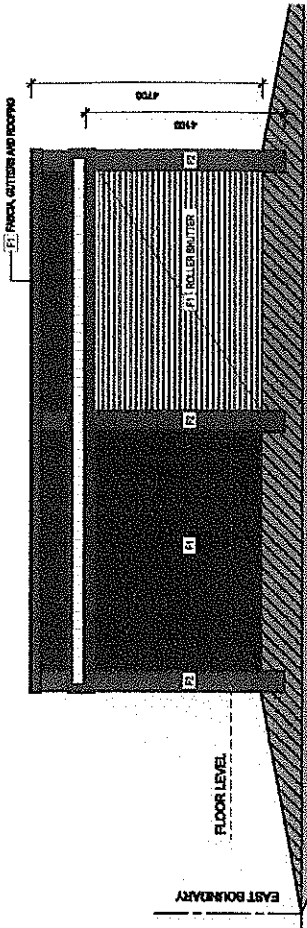
PROPOSED SHED,
24 CRAIGIE STREET,
YEA VIC 3717.

SHEET:02 DATE:09/07/2014

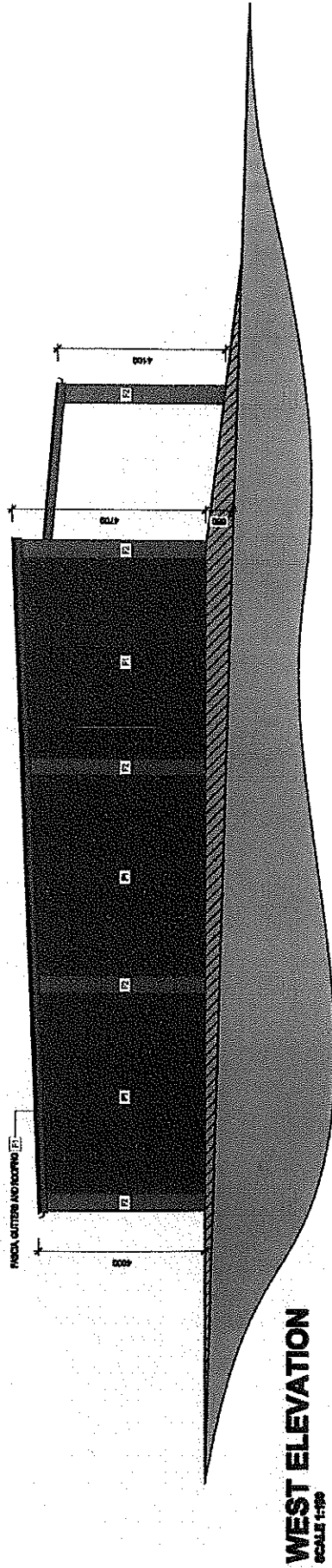
PLAN
SCALE: 1:100



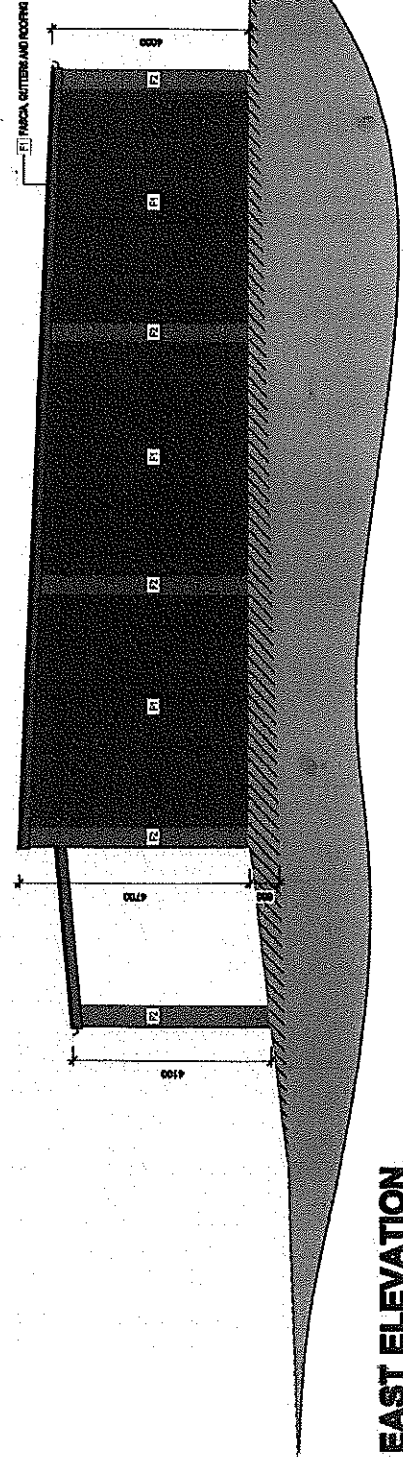
SOUTH ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100

EXTERNAL CLADDING	INTERIOR
ROOFING	ROOFING
WALL CLADDING	WALL CLADDING
FLOOR	FLOOR
CEILING	CEILING
GLASS	GLASS
PAINT	PAINT
OTHER	OTHER

**ISSUED FOR
COUNCIL APPROVAL
NOT FOR CONSTRUCTION**

PROPOSED SHED
24 CRAIGIE STREET,
YEA VIC 3717.

SHEET:03 DATE:09/07/2014



GBCMA Ref: F-2014-0539
 Document No: 7
 Council Ref: 2014/132
 Date: 14 October 2014

Ms Karen Girvan
 Statutory Planning Coordinator
 Murrindindi Shire Council
 PO Box 138
 Alexandra Vic 3714

Dear Ms Girvan

**Planning Permit Application No. 2014/132
 Proposed Machinery & Hay Storage Shed
 24 Craigie Street, Yea
 John West**

Thank you for your referral under Section 55 of the *Planning and Environment Act, 1987* dated 21 August 2014 and received 3 October 2014, regarding the above matter.

The Goulburn Broken CMA's assessment of the above information has determined that the proposed development location is covered by the Urban Floodway Zone (UFZ) in the Council's Planning Scheme.

The 100-year ARI (1% AEP) flood levels have been declared for this area under provisions of the [act]. The declared 100-year ARI flood level for the location described above is 165.5 metres AHD, which was obtained from Goulburn Broken CMA Plan No 540256. Please note that declared flood level plans are available for many areas on the Goulburn Broken CMA's website: www.gbcma.vic.gov.au.

The Authority's survey information indicates potential flood depths in excess of 1.8 metres at the proposed shed site. Even the highest points on the site would flood more than 1.5 metres deep in a 100-year ARI type flood event.

Under the proposal, the shed would:

- Increase resistance to Yea River flood flows.
- Reduce floodplain storage volume.
- Create a potential downstream hazard due to the risk of the shed being washed away by floodwaters.
- Create a further flood risk hazard by the shed being washed away and creating a blockage at a bridge or culver.

Head Office:

Shepparton
 168 Welsford Street,
 PO Box 1752,
 Shepparton Vic. 3632
 Telephone: (03) 5822 7700
 Facsimile: (03) 5831 6254

Benalla

89 Sydney Road,
 PO Box 124,
 Benalla, Vic. 3672
 Telephone: (03) 5761 1611
 Facsimile: (03) 5761 1547

Yea

5/10 High Street,
 Yea, Vic. 3717
 Telephone: (03) 5767 4400
 Facsimile: (03) 5797 3199

In the light of the above information, and pursuant to *Section 56* of the *Planning and Environment Act 1987*, the Goulburn Broken CMA **objects** to the granting of a permit on the following grounds:

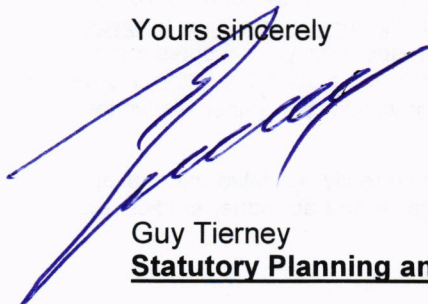
1. It could result in danger to life, health and safety of downstream property owners.
2. It could result in negative flood impacts to neighbouring properties due to added resistance to flood flows and reduced floodplain storage volume.
3. It increase flood levels and endanger downstream residents due to blockage (and potential washaway) of bridge or culvert river crossings.
4. A potential consequence of the above is to increase demand on the community infrastructure and emergency services, and in community recovery services.
5. Long-term cumulative impacts of such proposals.

Please note that the 100-year ARI flood is not the maximum possible flood. There is always a possibility that a flood larger in height and extent, than the 100-year ARI flood, may occur in the future.

In accordance with *Section 66* of the *Planning and Environment Act 1987*, please provide a copy of the outcome of this proposal to the Authority for our records.

Should you have any queries, please do not hesitate to contact me on **(03) 5822 7700**. To assist the CMA in handling any enquiries please quote **F-2014-0539** in your correspondence.

Yours sincerely



Guy Tierney
Statutory Planning and Floodplain Manager

c.c. John West metalskincustoms@gmail.com

Information contained in this correspondence is subject to the definitions and disclaimers below.

Definitions and Disclaimers

1. The area referred to in this letter as the 'proposed development location' is the land parcel(s) that, according to the Authority's assessment, represent(s) the location identified by the applicant. The identification of the 'proposed development location' on the Authority's GIS has been done in good faith and in accordance with the information given to the Authority by the applicant(s) and/or local government authority.
2. While every endeavour has been made by the Authority to identify the proposed development location on its GIS using VicMap Parcel and Address data, the Authority accepts no responsibility for or makes no warranty with regard to the accuracy or naming of this proposed development location according to its official land title description.
3. **AEP** as Annual Exceedance Probability – is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as the reciprocal of ARI (Average Recurrence Interval).
4. **ARI** as Average Recurrence Interval - is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as or larger than the design flood event. For example, floods with a discharge as large as or larger than the 100-year ARI flood will occur on average once every 100 years.
5. **AHD** as Australian Height Datum - is the adopted national height datum that generally relates to height above mean sea level. Elevation is in metres.
6. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the Authority disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.
7. This letter has been prepared at the request of local government authority for the purpose of a Section 55 referral under the *Planning and Environment Act 1987*, for a proposed Machinery and Hay Storage Shed and is for the use only of the party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the Authority's written approval of the form and context in which it will appear.
8. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.

Planning and Environment Act 1987

MURRINDINDI SHIRE PLANNING SCHEME

AMENDMENT C46

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Murrindindi Shire Council, which is the planning authority for this amendment.

Land affected by the amendment

The amendment applies to land to which the Development Plan Overlay (DPO) applies in various locations in Alexandra, Buxton, Eildon, Kinglake West, Marysville, Narbethong, Pheasant Creek and Yea.

What the amendment does

The amendment implements a Development Plan Overlay review by:

- Removing the Development Plan Overlay 1, 3 and 4 from land in Alexandra, Marysville and Yea when it is no longer required.
- Rezoning land in Halls Flat Road, Toronga Rise and Pendlebury Street, Alexandra from General Residential to Low Density Residential.
- Revising all Development Plan Overlay schedules to become new schedules 1-5.
- Revising Development Plan Overlay maps to renumber Development Plan Overlay schedules that apply to some sites.

The amendment proposes to:

Planning Scheme Maps:

Alexandra:

- Rezone land on the eastern side of Halls Flat Road and eastern side of Toronga Rise from General Residential to Low Density Residential (Maps 9 & 11).
- Rezone land on the southern side of Pendlebury Street (2 Pendlebury Street and 22 Dockings Lane) from General Residential to Low Density Residential, deleting the DPO1 from the land (Maps 11 & 11DPO).
- Delete the DPO1 and 3 from land in the Pendlebury Street, Halls Flat Road, Toronga Rise and Plantation Lane areas (Maps 9DPO & 11DPO).
- Delete the DPO1 from the Dame Pattie Menzies Centre land (2456 Goulburn Valley Highway, north of Goulburn Valley Highway and south of UT Creek) and land west of Wattle Street (Map 11DPO).
- Amend reference to the DPO3 to DPO2 around Alexandra (Maps 9DPO, 10DPO & 11DPO).

Buxton:

- Amend reference to the DPO3 to DPO2 on land east of Dyes Lane, north of Park Road and south of Steavensons Road (Map 24DPO).

Kinglake West and Pheasant Creek:

- Delete the DPO 6 from 1 Pheasant Creek Road and 808, 830, 838, 846, 850 & 1204 Whittlesea – Kinglake Road (Maps 27DPO & 28DPO).
- Amend reference to the DPO6 to DPO3 around Kinglake West and Pheasant Creek (Maps 26DPO, 27DPO & 28DPO).

Marysville:

- Delete the DPO1 from land north of Timber Jinker Place / Crosscut Court, east of Racecourse Road and north of Darwin Street (Map 35DPO).

Yea:

- Delete the DPO4 from 2, 4, 6, 8, 12, 14, and 16 North Street and 5691 Whittlesea-Yea Road, all proposed to be rezoned from Industrial 1 to General Residential under Amendment C55 (Map 7DPO).
- Delete the DPO4 from the existing Melaleuca Street industrial subdivision, North Street (1-12 Melaleuca Street, 3 & 6 Grevillea Street and 20, 26 & 30 North Street) (Map 7DPO).
- Delete the DPO1 and 3 from 103 and 114 Lawrances Road, Yea (Map 7DPO).
- Extend the DPO1 in Racecourse Road to apply to the whole of 53 Racecourse Road zoned General Residential (Map 7DPO).
- Amend reference to the DPO3 to DPO2 around Yea (Maps 6DPO & 7DPO).

Planning Scheme Ordinance:

- Amend Schedule 1 (Residential 1 Development Plan) to Clause 43.04, Development Plan Overlay, to retitle the schedule to General Residential Zone and update and streamline permit and development plan requirements for residential development.
- Amend Schedule 2 (Township Zone) to Clause 43.04, Development Plan Overlay, to retitle the schedule to Low Density Residential Zone, remove requirements for the Township Zone and introduce streamlined permit and development plan requirements for low density residential development.
- Amend Schedule 3 (Low Density Residential Zone) to Clause 43.04, Development Plan Overlay, to retitle the schedule to Rural Living Zone, remove requirements for the Low Density Residential Zone and introduce streamlined permit and development plan requirements for rural living development.
- Amend Schedule 4 (Industrial) to Clause 43.04, Development Plan Overlay, to retitle the schedule to Industrial 1 and 2 Zones and update and streamline permit and development plan requirements for industrial development.
- Amend Schedule 5 (Business) to Clause 43.04, Development Plan Overlay, to retitle the schedule to Commercial 1 Zone and update and streamline permit and development plan requirements for commercial development.
- Delete Schedule 6 (Rural Living Zone, Kinglake West and Pheasant Creek) to Clause 43.04, Development Plan Overlay, which is no longer required and has been partly carried forward into proposed amended Schedule 3.

Strategic assessment of the amendment

Why is the amendment required?

The amendment proposes implement the *Review of Development Plans*, QMA Consulting and PLN Planning, May 2013 by:

- Rezoning land in the Halls Flat Road / Toronga Rise and Pendlebury Street areas, Alexandra from General Residential 1 to Low Density Residential as the land is not suitable for further residential subdivision due to topography, existing development or an inability to provide reticulated sewerage to the land.
- Remove the DPO1 from land in the Halls Flat Road / Toronga Rise and Pendlebury Street areas, Alexandra being rezoned from General Residential 1 to Low Density Residential as the land will either not be capable of further subdivision or will be relatively small land parcels where future development may be considered on its merits through applications for planning permit.
- Remove the DPO4 from land in North Street, Yea being rezoned from Industrial 1 to General Residential 1 (under proposed Amendment C55) as the individual parcels of land are either small in size or are in single ownership where future development may be considered on its merits through applications for planning permit.
- Delete the DPO from land that is already developed, making the DPO no longer required to guide future development and servicing.
- Revising all Development Plan Overlay schedules to become new schedules 1-5 to be more relevant and streamlined, including provision of updated development plan requirements and exemptions from the need for development plan before a permit may be granted.
- Amend DPO schedule numbers on planning scheme maps to align with the appropriate revised schedule that applies for the applicable zone and site.

How does the amendment implement the objectives of planning in Victoria?

The amendment implements the objectives of planning in Victoria as outlined in Section 4 of the *Planning and Environment Act 1987* through:

- Providing for the fair, orderly, economic and sustainable use and development of land.
- Providing for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.
- Securing a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- Protecting public utilities and other assets and enabling the orderly provision and coordination of public utilities and other facilities for the benefit of the community.
- Balancing the present and future interests of all Victorians.
- Ensuring sound, strategic planning and co-ordinated action at State, regional and municipal levels.
- Enabling land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels.

- Ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land.
- Facilitating development that achieves the objectives of planning in Victoria and planning objectives set up in planning schemes.

How does the amendment address any environmental, social and economic effects?

Environmental effects:

The amendment has fully considered environmental effects. The amendment will have no significant effect on the environment or the environment on the use or development envisaged in the amendment. The amendment proposes revision to Development Plan Overlay schedules to provide for a range of environmental issues to be considered and environmentally significant land to be protected in the preparation of development plans.

Social effects:

The amendment is expected to have positive social benefits for landowners and Murrindindi Shire generally. Positive social effects and benefits will accrue from the amendment through provision of residential opportunities, removal of the Development Plan Overlay when it is no longer required and reinforcement of the role of existing townships and settlements.

Economic effects:

The amendment is expected to have positive economic benefits for landowners and Murrindindi Shire generally. Positive economic effects and benefits will accrue from the amendment through increased economic activity in existing townships and settlements.

Does the amendment address relevant bushfire risk?

The amendment addresses and meets relevant bushfire risk and does not amend any existing strategies, policies and planning control references for bushfire planning and protection in the Murrindindi Planning Scheme. Proposed revision to Development Plan Overlay schedules for land in the General Residential Zone (Schedule 1), Low Density Residential Zone (Schedule 2) and Rural Living Zone (Schedule 3) will specifically require bushfire risk assessment and protection to be undertaken in conjunction with the preparation of development plans, as applicable for the site and area.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment complies with all Minister's Directions under Section 12 of the Planning and Environment Act 1987. Specifically, the amendment has considered and complies with the following Ministerial Directions:

- Ministerial Direction 1, *Potentially Contaminated Land*: The amendment does not impact on and complies with this direction. Land proposed for the removal of the Development Plan Overlay in North Street and Whittlesea-Yea Road (proposed to be rezoned from Industrial 1 to General Residential under Amendment C55) has never been developed or used for industrial purposes, is either developed for residential purposes (2, 4, 6, 8, 12, 14, and 16 North Street) or vacant (5691 Whittlesea-Yea Road) and is potentially suitable for sensitive (residential) purposes.

- Ministerial Direction 9, *Metropolitan Planning Strategy*: The amendment does not impact on any growth area of metropolitan Melbourne and does not amend strategic land use directions for the general Kinglake area, a peri-urban area of metropolitan Melbourne.
- Ministerial Direction 11, *Strategic Assessment of Amendments*: The amendment has been strategically assessed and justified in accordance with this direction.
- Ministerial Direction No. 15, *The Planning Scheme Amendment Process*: All process requirements to be met under the direction have been considered and met in the preparation of the amendment.
- Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

No other Minister's Direction is directly affected by the amendment.

How does the amendment support or implement the State Planning Policy Framework and any adopted State policy?

The amendment complies with and implements the State Planning Policy Framework of the Murrindindi Planning Scheme. In particular, the amendment implements:

Clause 11, Settlement:

- Clause 11.02, Urban Growth:

Clause 11.02-1, Supply of urban land:

Objective:

To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Clause 12, Environmental and landscape values:

- Clause 12.01, Biodiversity:

Clause 12.01-1, Protection of biodiversity:

Objective:

To assist the protection and conservation of Victoria's biodiversity, including important habitat for Victoria's flora and fauna and other strategically valuable biodiversity sites.

Clause 12.01-2, Native vegetation management:

Objective:

To ensure that permitted clearing of native vegetation results in no net loss in the contribution made by native vegetation to Victoria's biodiversity.

- Clause 12.04, Significant environments and landscapes:

Clause 12.04-2, Landscapes:

Objective:

To protect landscapes and significant open spaces that contribute to character, identity and sustainable environments.

Clause 13, Environmental risks:

- Clauses 13.01-3 & 5: The amendment meets objectives and strategies for climate change, floodplains, soil degradation, erosion and landslip, salinity and bushfire.

Clause 15, Built environment and heritage:

- Clauses 15.01-3: The amendment meets objectives and strategies for urban environment, sustainable development and heritage.

Clause 16, Housing:

- 16.01, Residential Development:

Clause 16.01-1, Integrated housing:

Objective:

To promote a housing market that meets community needs.

Clause 16.01-2, Location of residential development:

Objective:

To locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport.

Clause 16.01-4, Housing diversity:

Objective:

To provide for a range of housing types to meet increasingly diverse needs.

- 16.02, Housing form:

Clause 16.02-1, Rural residential development:

Objective:

To identify land suitable for rural living and rural residential development.

Clause 17, Economic Development:

- Clauses 17.01-2: The amendment meets objectives and strategies for business and industry.

Clause 18, Transport:

- Clauses 18.01-2: The amendment meets objectives and strategies for integrated transport and movement networks.

Clause 19, Infrastructure:

- Clauses 19.01-3: The amendment meets objectives and strategies for renewable energy, community infrastructure and development infrastructure.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment complies with and implements the Local Planning Policy Framework of the Murrindindi Planning Scheme. In particular, the amendment implements:

Clause 21.07, Serviced townships strategies:

- The amendment generally meets objectives and strategies for serviced townships (Alexandra, Yea, Marysville, Eildon). Implementation measures of this clause include

reference to use of the Development Plan Overlay for particular residential (Low Density Residential Zone), commercial and industrial zoned areas.

Clause 21.08, Kinglake strategies:

- The amendment generally meets objectives and strategies for the Kinglake area. Implementation measures of this clause include reference to use of the Development Plan Overlay to guide subdivision layout in the Pheasant Creek Road area, Pheasant Creek.

Clause 21.09, Other townships strategies:

- The amendment generally meets objectives and strategies for townships, which include the use of Development Plan Overlay for coordination of development in the Low Density Residential Zone. Implementation measures of this clause include reference to use of the Development Plan Overlay to guide subdivision layout to the southwest of the Buxton township.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victorian Planning Provisions, in this case use of the Development Plan Overlay schedules and mapping to guide the future layout, use, development and servicing of land through the use of development plans. The Development Plan Overlay is the most appropriate planning scheme tool to facilitate and control this future guidance through the use of development plans.

How does the amendment address the views of any relevant agency?

All relevant agencies were consulted in the 2013 review of the Development Plan Overlay. Relevant agencies would be consulted in any future preparation of development plans.

All relevant agencies will be directly notified of this amendment and will have an opportunity to make a formal submission to it.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

Is the amendment likely to have a significant impact on the transport system, as defined by section 3 of the Transport Integration Act 2010?

The amendment is not considered to have a significant impact on the transport system. The amendment does not propose new areas for rezoning that would affect the transport system. Future development plans prepared under the Development Plan Overlay would consider and implement transport requirements, as required and relevant.

Are there any applicable statements of policy principles prepared under section 22 of the Transport Integration Act 2010?

There are no statements of policy principles applicable under section 22 of the *Transport Integration Act 2010*.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The amendment will reduce resource and administrative costs. The amendment will reduce the need for development plans through removal of the Development Plan Overlay in some locations and provide a greater level of guidance for the future preparation of development plans in locations where the Development Plan Overlay will remain.

Where you may inspect this Amendment

The amendment is available for public inspection, free of charge, during office hours at the following places:

Murrindindi Shire Council
Perkins Street
Alexandra 3714

Murrindindi Shire Council
Civic Centre
Semi Circle
Yea 3717

Murrindindi Shire Council
19 Whittlesea-Kinglake Road
Kinglake 3763

Murrindindi Shire Council
Website: msc@murrindindi.vic.gov.au

The amendment can also be inspected free of charge at the Department of Transport, Planning, and Local Infrastructure website at www.dtpli.vic.gov.au/publicinspection .

Submissions

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by **[insert submissions due date]**.

A submission must be sent to:

Murrindindi Shire Council
PO Box 138
ALEXANDRA, VIC, 3714

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: **[insert directions hearing date]**
- panel hearing: **[insert panel hearing date]**

/ /20
Proposed
C46

SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO1**

GENERAL RESIDENTIAL ZONE

1.0 Requirement before a permit is granted

/ /20
Proposed
C46

Before any new use, development or subdivision commences, a development plan must be prepared and approved by the responsible authority.

A permit may be granted before a development plan has been prepared for:

- Subdivision of the land into two allotments or re-subdivision of existing allotments;
- A single dwelling on a lot; or
- Any buildings and works associated with any existing use or development of the land.

Before any planning permit is granted for any subdivision, use or development of land that the Development Plan Overlay 1 applies to, the responsible authority must consider the:

- Consistency of any proposal with any approved development plan.
- Design and provision of roads and road infrastructure in accordance with the *Infrastructure Design Manual*, in conjunction with VicRoads on main roads.
- Provision of servicing, including water, sewerage, drainage and stormwater, electricity and telecommunications to meet the standards of the relevant service authority.
- Need for a land or monetary contribution for open space in accordance with the *Subdivision Act 1988*.

2.0 Conditions and requirements for permits

/ /20
Proposed
C46

A permit for subdivision, use or development must include conditions, as appropriate, to give effect to the provisions and requirements of an approved development plan and any specialist report prepared to support the development plan.

A permit for subdivision, use or development may include a condition that requires the owner of the land to enter into an agreement with the responsible authority pursuant to Section 173 of the *Planning and Environment Act 1987* to address any matter arising from the proposal, including contribution towards infrastructure or environmental management.

3.0 Requirements for development plan

/ /20
Proposed
C46

Any proposed development plan must outline and assess:

- Site assessment and response, including natural features, slope and orientation, drainage lines, native vegetation, heritage and archaeological significance, viewlines and adjoining land.
- Proposed subdivision layout and density, indicating internal roads, external road linkages, pedestrian linkages and if appropriate, lot layout.
- All servicing, including water, sewerage, drainage and stormwater, electricity and telecommunications.
- Bushfire risk and bushfire protection measures, as appropriate for the site and area.
- Existing and future open space, including linkages to and between areas of open space.
- Proposed measures to address native vegetation, landscaping and streetscape treatment.

- The stages, if any, in which the land is to be subdivided and developed.
- Potential impact of the proposed development plan on neighbouring and nearby land.
- Compliance with the Murrindindi Planning Scheme, including strategic directions for the relevant location, the General Residential Zone and this overlay schedule.
- Compliance with any adopted structure plan, urban design framework or strategy relevant to the area.

An approved development plan may be amended to the satisfaction of the responsible authority.

/ /20
Proposed
C46

SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO2**

LOW DENSITY RESIDENTIAL ZONE

1.0 Requirement before a permit is granted

/ /20
Proposed
C46

Before any new use, development or subdivision commences, a development plan must be prepared and approved by the responsible authority.

A permit may be granted before a development plan has been prepared for:

- Subdivision of the land into two allotments or re-subdivision of existing allotments;
- A single dwelling on a lot; or
- Any buildings and works associated with any existing use or development of the land.

Before any planning permit is granted for any subdivision, use or development of land that the Development Plan Overlay 2 applies to, the responsible authority must consider the:

- Consistency of any proposal with any approved development plan.
- Design and provision of roads and road infrastructure in accordance with the *Infrastructure Design Manual*, in conjunction with VicRoads on main roads.
- Provision of servicing, including water (for domestic and fire fighting purposes), onsite wastewater disposal or sewerage, drainage and stormwater, electricity and telecommunications to meet the standards of the relevant service authority.
- Need for a land or monetary contribution for open space in accordance with the *Subdivision Act 1988*.

2.0 Conditions and requirements for permits

/ /20
Proposed
C46

A permit for subdivision, use or development must include conditions, as appropriate, to give effect to the provisions and requirements of an approved development plan and any specialist report prepared to support the development plan.

A permit for subdivision, use or development may include a condition that requires the owner of the land to enter into an agreement with the responsible authority pursuant to Section 173 of the *Planning and Environment Act 1987* to address any matter arising from the proposal, including contribution towards infrastructure or environmental management.

3.0 Requirements for development plan

/ /20
Proposed
C46

Any proposed development plan must outline and assess:

- Site assessment and response, including natural features, slope and orientation, drainage lines, native vegetation, heritage and archaeological significance, viewlines and adjoining land.
- Proposed subdivision layout and density, indicating internal roads, external road linkages, pedestrian linkages and if appropriate, lot layout.
- All servicing, including roads, water, onsite wastewater disposal or sewerage, drainage and stormwater, electricity and telecommunications to meet the standards of the relevant service authority.
- Bushfire risk and bushfire protection measures, as appropriate for the site and area.
- Existing and future open space, including linkages to and between areas of open space.

- Proposed measures to address native vegetation, landscaping and streetscape treatment.
- The stages, if any, in which the land is to be subdivided and developed.
- Potential impact of the proposed development plan on neighbouring and nearby land.
- Compliance with the Murrindindi Planning Scheme, including strategic directions for the relevant location, the Low Density Residential Zone and this overlay schedule.
- Compliance with any adopted structure plan, urban design framework or strategy relevant to the area.

An approved development plan may be amended to the satisfaction of the responsible authority.

/ /20
Proposed
C46

SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO3**

RURAL LIVING ZONE

1.0 Requirement before a permit is granted

/ /20
Proposed
C46

Before any new use, development or subdivision commences, a development plan must be prepared and approved by the responsible authority.

A permit may be granted before a development plan has been prepared for:

- Subdivision of the land into two allotments or re-subdivision of existing allotments;
- A single dwelling on a lot; or
- Any buildings and works associated with any existing use or development of the land.

Before any planning permit is granted for any subdivision, use or development of land that the Development Plan Overlay 3 applies to, the responsible authority must consider the:

- Consistency of any proposal with any approved development plan.
- Design and provision of roads and road infrastructure in accordance with the *Infrastructure Design Manual*, in conjunction with VicRoads on main roads.
- Provision of servicing, including water (for domestic, stock and fire fighting purposes), onsite wastewater disposal, drainage and stormwater, electricity and telecommunications to meet the standards of the relevant service authority.
- Need for a land or monetary contribution for open space in accordance with the *Subdivision Act 1988* for proposed subdivision in areas with a 2 hectares minimum lot size.

2.0 Conditions and requirements for permits

/ /20
Proposed
C46

A permit for subdivision, use or development must include conditions, as appropriate, to give effect to the provisions and requirements of an approved development plan and any specialist report prepared to support the development plan.

A permit for subdivision, use or development may include a condition that requires the owner of the land to enter into an agreement with the responsible authority pursuant to Section 173 of the *Planning and Environment Act 1987* to address any matter arising from the proposal, including contribution towards infrastructure or environmental management.

3.0 Requirements for development plan

/ /20
Proposed
C46

Any proposed development plan must outline and assess:

- Site assessment and response, including natural features, slope and orientation, drainage lines, native vegetation, heritage and archaeological significance, viewlines and adjoining land.
- Proposed subdivision layout and density, indicating internal roads, external road linkages, pedestrian linkages and if appropriate, lot layout.
- All servicing, including roads, water (for domestic, stock and fire fighting purposes), onsite wastewater disposal, drainage and stormwater, electricity and telecommunications to meet the standards of the relevant service authority.
- Bushfire risk and bushfire protection measures, as appropriate for the site and area.
- Existing and future open space, including linkages to and between areas of open space.

- Proposed measures to address native vegetation, landscaping and streetscape treatment.
- The stages, if any, in which the land is to be subdivided and developed.
- Potential impact of the proposed development plan on neighbouring and nearby land.
- Compliance with the Murrindindi Planning Scheme, including strategic directions for the relevant location, the Rural Living Zone and this overlay schedule.
- Compliance with any adopted structure plan, urban design framework or strategy relevant to the area.

Any development plan proposal at the following location must address and provide:

Pheasant Creek Road, Pheasant Creek:

- Protection for and continued operation of the existing broiler farm on the eastern side of Pheasant Creek Road, to comply with the *Victorian Code for Broiler Farms 2009*. This protection and operation must be achieved through the provision of a 300 metre buffer from the farm operation and buildings where no dwellings are to be located.
- Building envelopes for proposed subdivision in the vicinity of the existing broiler farm on the eastern side of Pheasant Creek Road, indicating all future building sites to be a minimum of 300 metres from the broiler farm operations and buildings to comply with the *Victorian Code for Broiler Farms 2009*.

An approved development plan may be amended to the satisfaction of the responsible authority.

/ /20
Proposed
C46

SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY

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

INDUSTRIAL 1 AND 2 ZONES

1.0 Requirement before a permit is granted

/ /20
Proposed
C46

Before any new use, development or subdivision commences, a development plan must be prepared and approved by the responsible authority.

A permit may be granted before a development plan has been prepared for:

- Subdivision of the land into two allotments or re-subdivision of existing allotments;
- A single building on a lot; or
- Any buildings and works associated with any existing use or development of the land.

Before any planning permit is granted for any subdivision, use or development of land that the Development Plan Overlay 4 applies to, the responsible authority must consider the:

- Consistency of any proposal with any approved development plan.
- Design and provision of roads and road infrastructure in accordance with the *Infrastructure Design Manual*, in conjunction with VicRoads on main roads.
- Provision of servicing, including water, onsite wastewater disposal or sewerage, drainage and stormwater, electricity and telecommunications to meet the standards of the relevant service authority.
- Need for a land or monetary contribution for open space in accordance with the *Subdivision Act 1988*.

2.0 Conditions and requirements for permits

/ /20
Proposed
C46

A permit for subdivision, use or development must include conditions, as appropriate, to give effect to the provisions and requirements of an approved development plan and any specialist report prepared to support the development plan.

A permit for subdivision, use or development may include a condition that requires the owner of the land to enter into an agreement with the responsible authority pursuant to Section 173 of the *Planning and Environment Act 1987* to address any matter arising from the proposal, including a contribution towards infrastructure or environmental management.

Any application for planning permit for subdivision, use or development at the following locations must address and provide:

5, 17 and 39 Binns McCraes Road and P386729, Alexandra:

- Design of buildings to include brick, stone or timber facades of a muted colour to enhance the amenity of the land and area.
- Landscaping along the frontages of all lots adjoining Maroondah Highway, Binns - McCraes Road and Hall Street to create a uniform and attractive appearance from these roads.
- Landscaping with suitable trees and shrubs of all other land in the subdivision that is indicated as a landscaping plantation to form an effective visual barrier between the land and adjoining land zoned Rural Living.
- Assessment of soil, water and native vegetation values.

Southwestern intersection of Maroondah Highway and Marysville Road, Narbethong:

- Protection of existing native vegetation.
- No buildings are to be constructed within 30 metres of the existing waterway / drainage line in the southwestern / southern section of the land.
- An assessment of fire risk and outline of proposed fire management program and fire protection measures, in consultation with the Country Fire Authority.

3.0 Requirements for development plan

1 / 20
Proposed
C46

Any proposed development plan must outline and assess:

- Site assessment and response, including natural features, slope and orientation, drainage lines, native vegetation, heritage and archaeological significance, viewlines and adjoining land.
- Proposed subdivision layout and density, indicating internal roads, external road linkages, pedestrian linkages and if appropriate, lot layout.
- All servicing, including roads, water, onsite wastewater disposal or sewerage, drainage and stormwater, electricity and telecommunications to meet the standards of the relevant service authority.
- Existing and future open space, including linkages to and between areas of open space.
- Proposed measures to address native vegetation, landscaping and streetscape treatment.
- The stages, if any, in which the land is to be subdivided and developed.
- Potential impact of the proposed development plan on neighbouring and nearby land.
- Compliance with the Murrindindi Planning Scheme, including strategic directions for the relevant location, the applicable Industrial 1 or 2 Zone and this overlay schedule.
- Compliance with any adopted structure plan, urban design framework or strategy relevant to the area.

Any development plan proposal at the following locations must address and provide:

5, 17 and 39 Binns McCraes Road and P386729, Alexandra:

- Landscaping along the frontages of all lots adjoining Maroondah Highway, Binns - McCraes Road and Hall Street and between the land and adjoining land zoned Rural Living.

Southwestern intersection of Maroondah Highway and Marysville Road, Narbethong:

- Protection of existing native vegetation.
- A minimum setback of at least 30 metres for all buildings from the existing waterway / drainage line in the southwestern / southern section of the land.

An approved development plan may be amended to the satisfaction of the responsible authority.

/ /20
Proposed
C46

SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO5**

COMMERCIAL 1 ZONE

1.0 Requirement before a permit is granted

/ /20
Proposed
C46

Before any new use, development or subdivision commences, a development plan must be prepared and approved by the responsible authority.

A permit may be granted before a development plan has been prepared for:

- Subdivision of the land into two allotments or re-subdivision of existing allotments;
- A single building on a lot; or
- Any buildings and works associated with any existing use or development of the land.

Before any planning permit is granted for any subdivision, use or development of land that the Development Plan Overlay 5 applies to, the responsible authority must consider the:

- Consistency of any proposal with any approved development plan.
- Design and provision of roads and road infrastructure in accordance with the *Infrastructure Design Manual*, in conjunction with VicRoads on main roads.
- Provision of servicing, including water, sewerage, drainage and stormwater, electricity and telecommunications to meet the standards of the relevant service authority.
- Need for a land or monetary contribution for open space in accordance with the *Subdivision Act 1988*.

2.0 Conditions and requirements for permits

/ /20
Proposed
C46

A permit for subdivision, use or development must include conditions, as appropriate, to give effect to the provisions and requirements of an approved development plan and any specialist report prepared to support the development plan.

A permit for subdivision, use or development may include a condition that requires the owner of the land to enter into an agreement with the responsible authority pursuant to Section 173 of the *Planning and Environment Act 1987* to address any matter arising from the proposal, including a contribution towards infrastructure or environmental management.

3.0 Requirements for development plan

/ /20
Proposed
C46

Any proposed development plan must outline and assess:

- Site assessment and response, including buildings and works on adjoining land, slope and orientation, drainage lines, heritage and archaeological significance, natural features and viewlines.
- Proposed subdivision and building layout, indicating internal roads, car parking and loading areas, external road linkages, pedestrian linkages and if appropriate, building envelopes identifying the location of future buildings.
- All servicing, including roads, water, sewerage, drainage and stormwater, electricity and telecommunications to meet the standards of the relevant service authority.
- Existing and future open space, including linkages to and between areas of open space.
- Proposed landscaping and streetscape treatment.

- The stages, if any, in which the land is to be subdivided and developed.
- Potential impact of the proposed development plan on neighbouring and nearby land.
- Compliance with any adopted urban design framework or structure plan.
- Compliance with the Murrindindi Planning Scheme, including strategic directions for the relevant location, the Commercial 1 Zone and this overlay schedule.
- Compliance with any adopted structure plan, urban design framework or strategy relevant to the area.

Any development plan proposal at the following locations must address and provide:

Darwin Street, Marysville:

- Opportunities for commercial, cultural, tourism, civic and community activities with potential for compatible residential use.
- Opportunities and certainty for new and expanding activities to locate nearby the Marysville township's most populated areas and main commercial area.
- Maintenance of the existing grid pattern of existing subdivision in the Marysville township.
- Strengthening of the Marysville township's urban design, built form, landscape, scenic views and townscape character.
- Pedestrian linkages between private land in the area with the Steavenson River to the north and east, Lyell Street to the west and Darwin Street to the south.
- A recreational, open space, ecological, civic and pedestrian corridor along Steavenson River to form part of a new riverside and wetlands park that links the northern and southern end of the Marysville township and extends the pedestrian trail adjacent to the Steavenson River on private land to the north.
- Open space to protect the Steavenson river frontage and ecological values, establish ecological corridors and native vegetation buffers, provide continuous pedestrian linkages, maintain township character and views, and provide recreation land and opportunities.
- Waterway setbacks and landscape qualities along the Steavenson River.

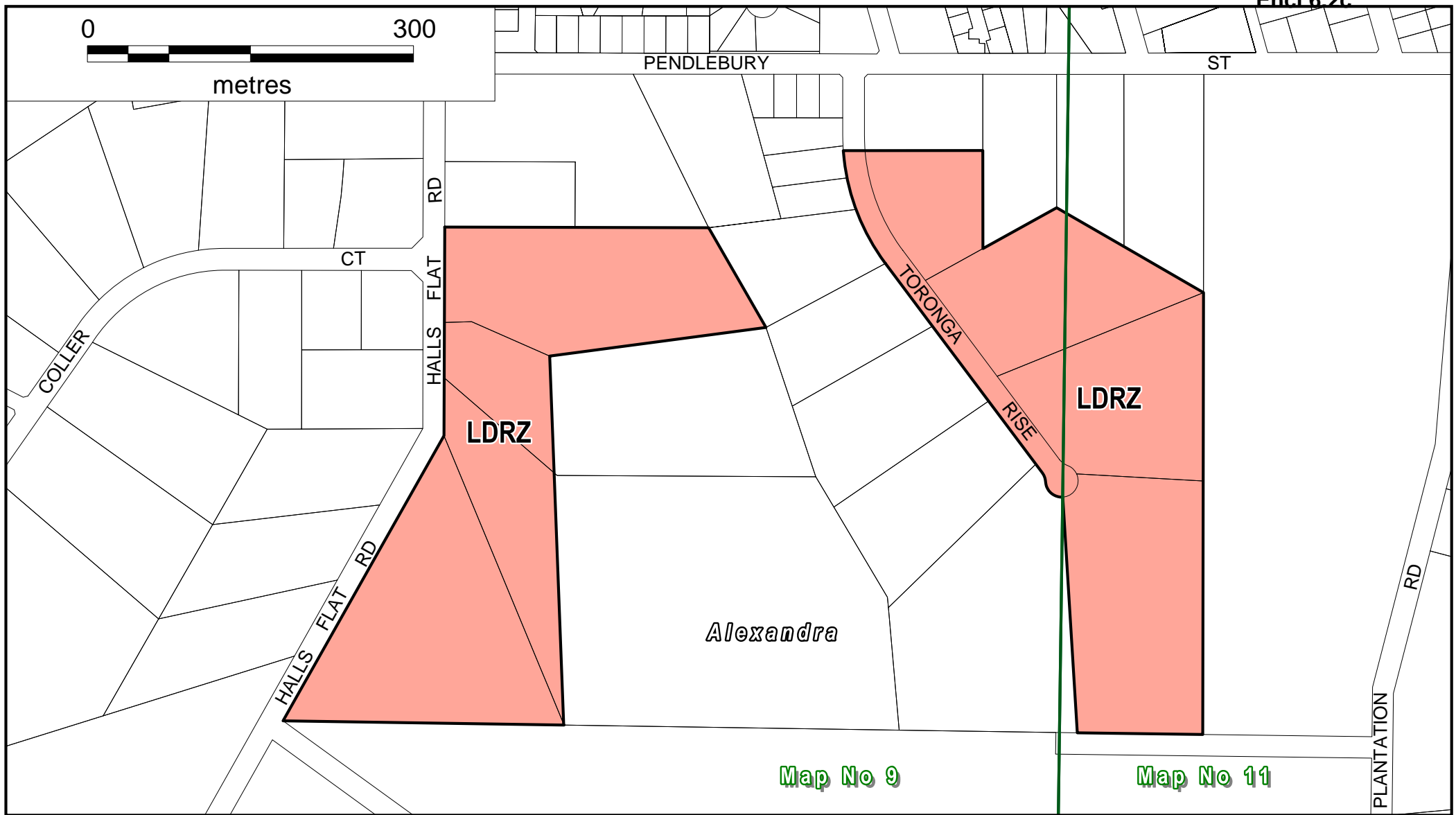
High Street, Yea:

- Maximisation of internal road and pedestrian linkages in north – south and east – west directions, including pedestrian linkages between High and Snodgrass Streets.
- Layout that allows for safe and efficient access to existing land and buildings, including frontage and rear access for a range of customer, staff, loading / unloading and servicing purposes.

An approved development plan may be amended to the satisfaction of the responsible authority.

MURRINDINDI PLANNING SCHEME - LOCAL PROVISION

Encl 6.2c



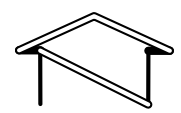
LEGEND

LDRZ LOW DENSITY RESIDENTIAL ZONE

Part of Planning Scheme Maps 9 & 11

AMENDMENT C46

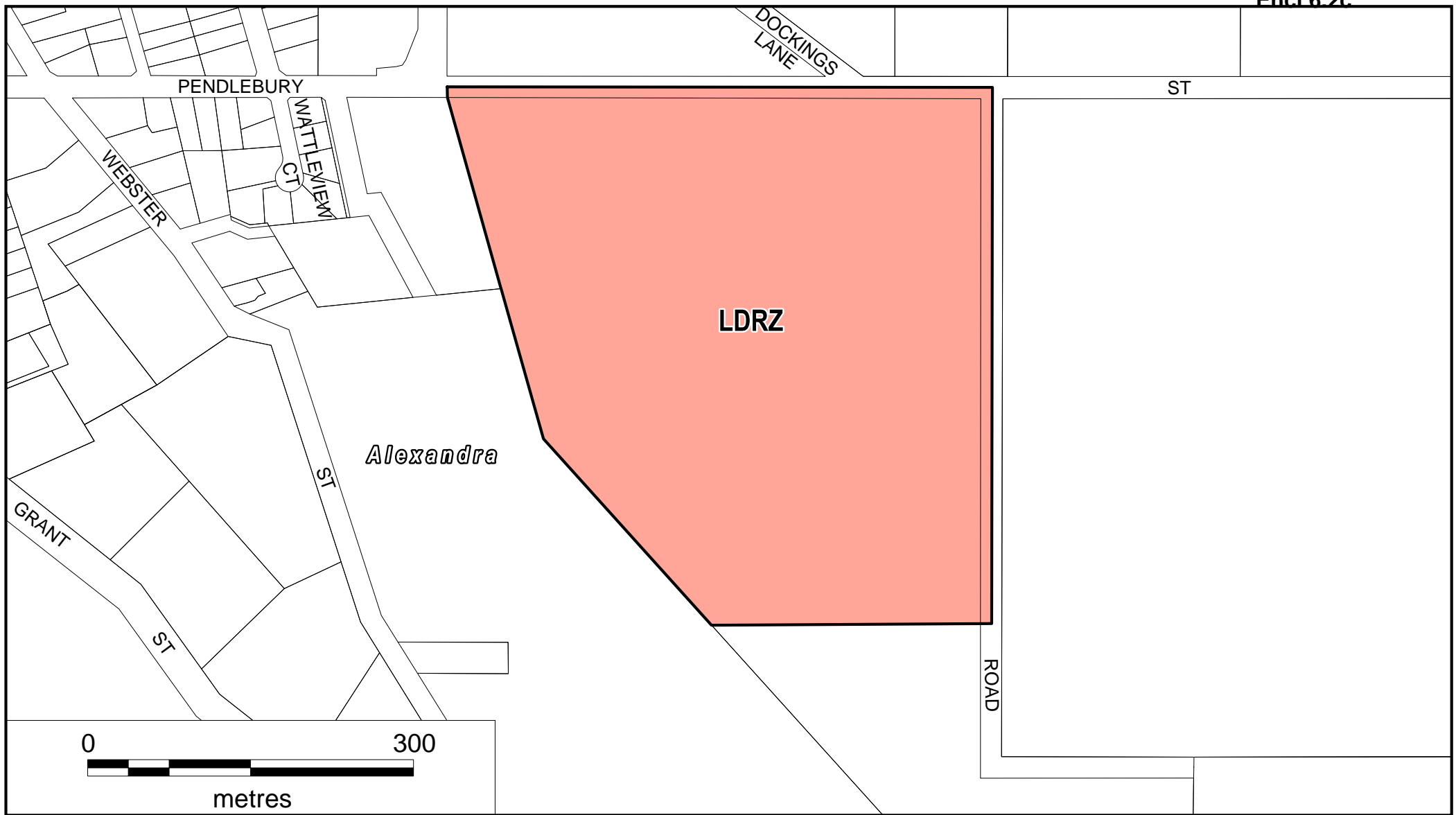
| Planning Mapping Services |
| Amendments Co-ordination Team |
| Planning & Building Systems |
| Planning, Building & Heritage |



Department of Planning
and Community Development

MURRINDINDI PLANNING SCHEME - LOCAL PROVISION

Encl 6.2c



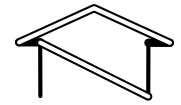
LEGEND

LDRZ LOW DENSITY RESIDENTIAL ZONE

Part of Planning Scheme Map 11

AMENDMENT C46

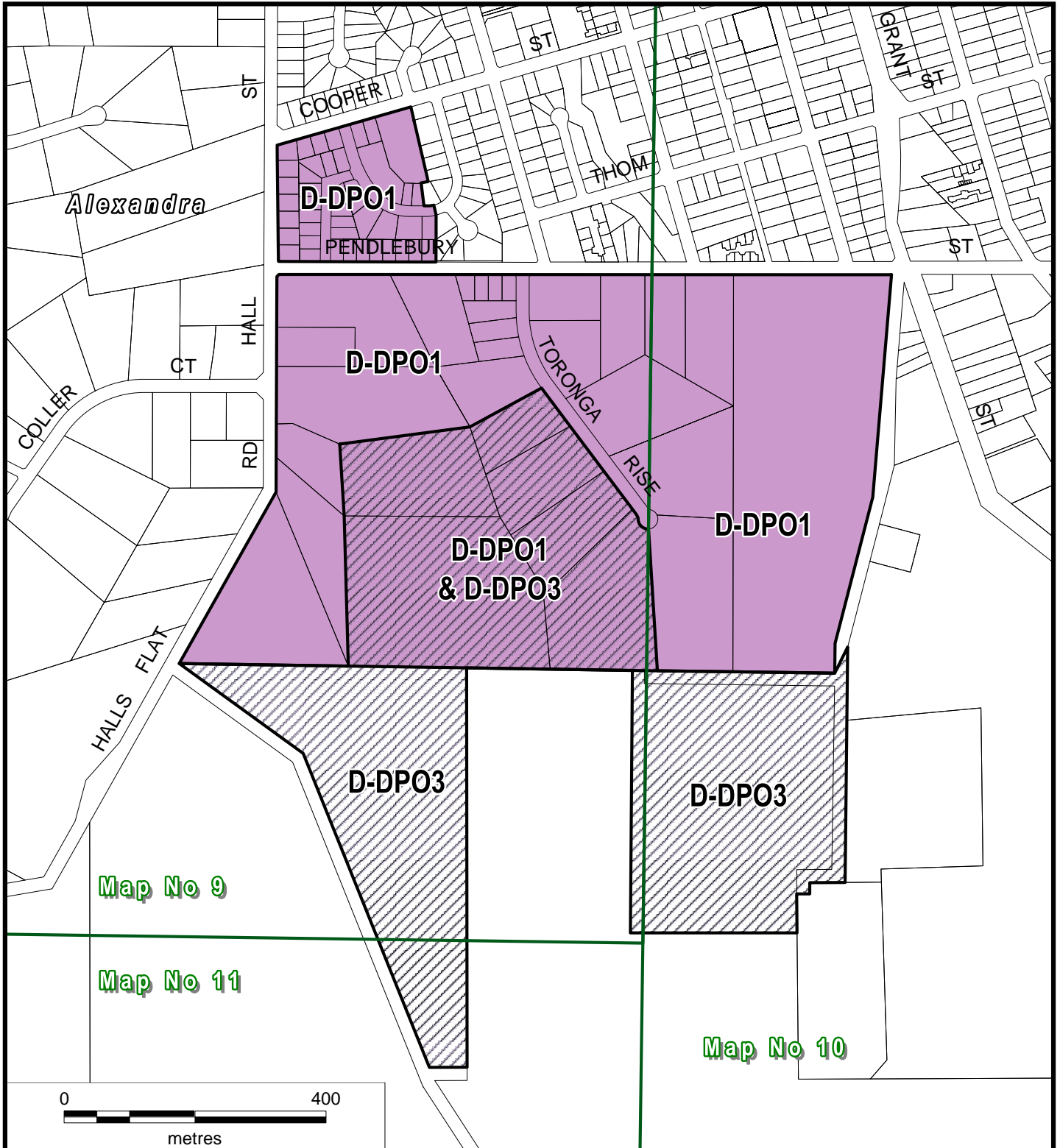
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| Planning, Building & Heritage |





MURRINDINDI PLANNING SCHEME

LOCAL PROVISION

Encl 6.2c

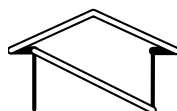


LEGEND

-  **D-DPO1** AREA TO BE DELETED FROM A DEVELOPMENT PLAN OVERLAY (DPO1)
-  **D-DPO3** AREA TO BE DELETED FROM A DEVELOPMENT PLAN OVERLAY (DPO-3)

Part of Planning Scheme Maps 9DPO, 10DPO & 11DPO

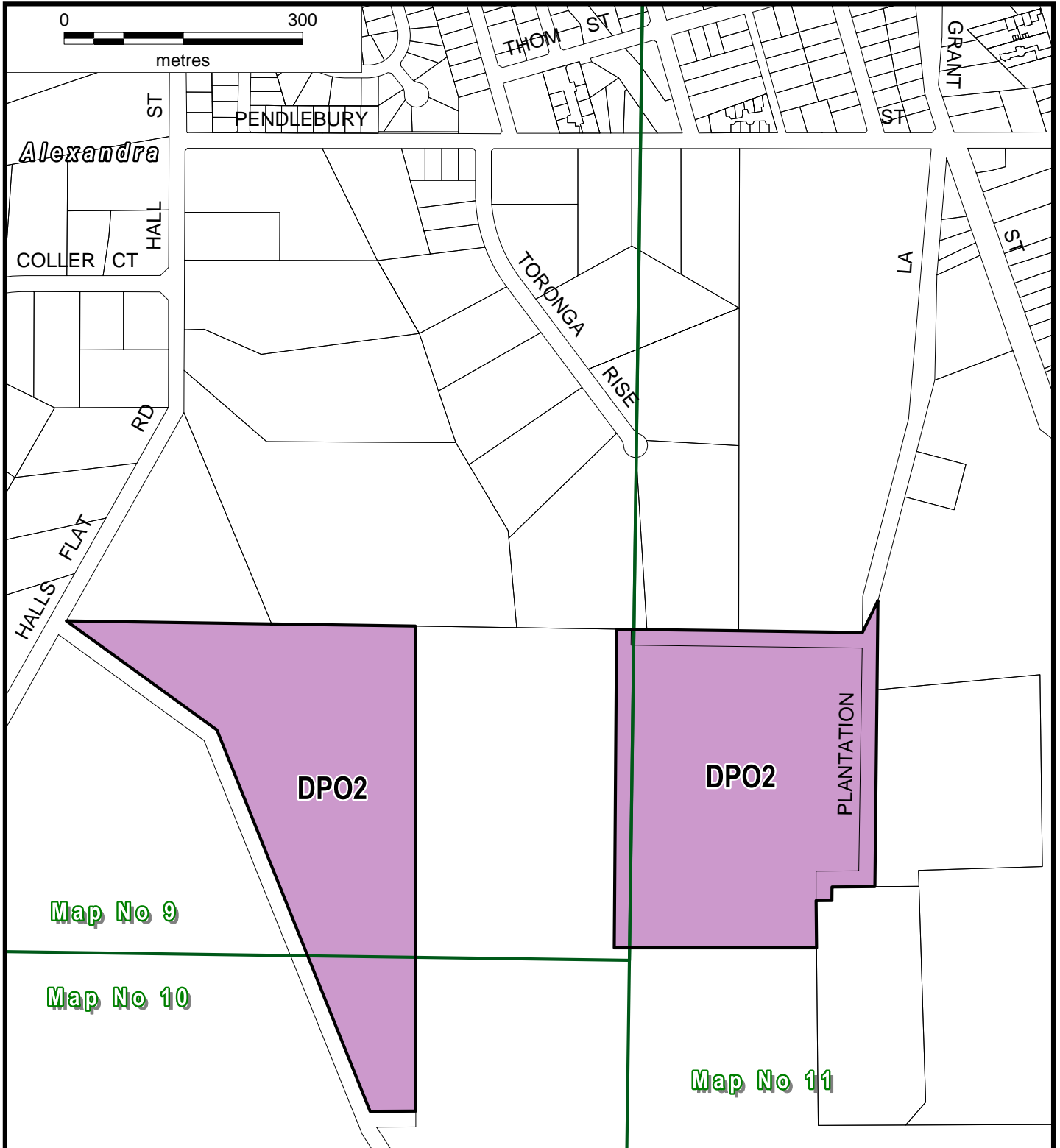
AMENDMENT C46



MURRINDINDI PLANNING SCHEME

LOCAL PROVISION

Encl 6.2c

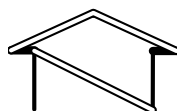


LEGEND

Part of Planning Scheme Maps 9DPO, 10DPO & 11DPO

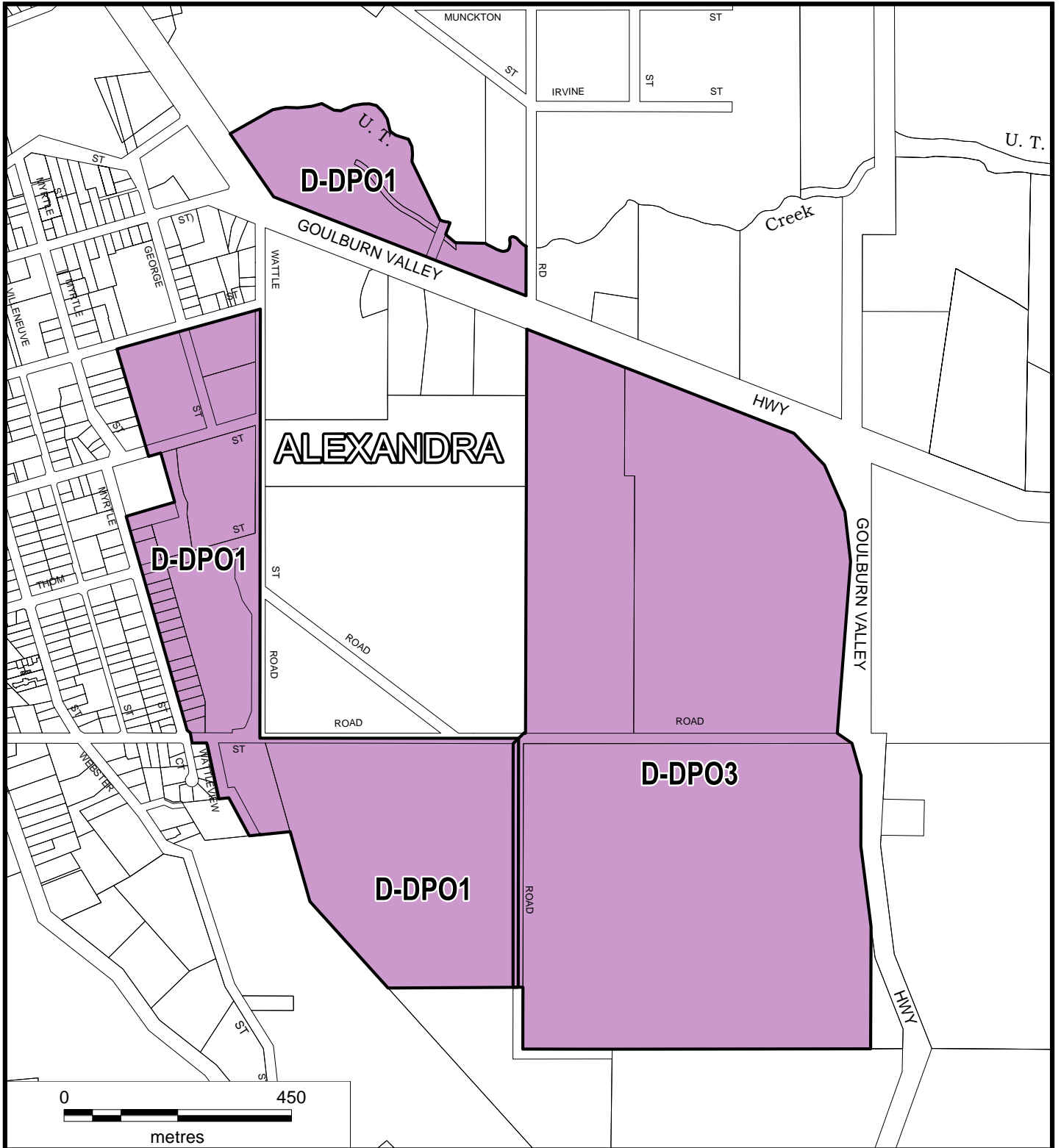
DPO2 DEVELOPMENT PLAN
OVERLAY - SCHEDULE 2

AMENDMENT C46



MURRINDINDI PLANNING SCHEME Encl 6.2c

LOCAL PROVISION

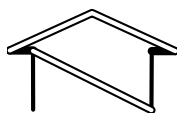


Part of Planning Scheme Map 11DPO

LEGEND

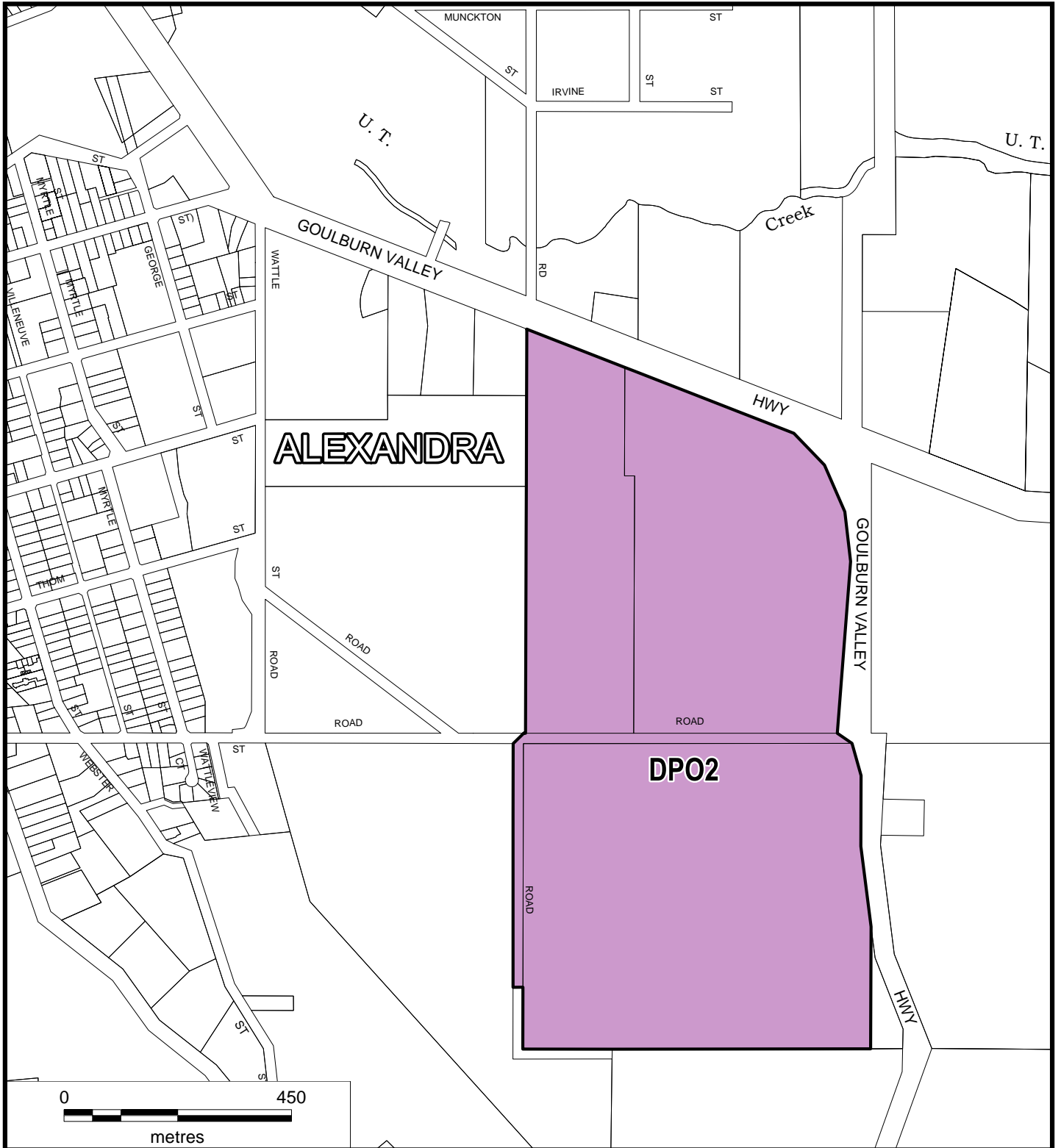
D-DPO AREA TO BE DELETED FROM A DEVELOPMENT PLAN OVERLAY

AMENDMENT C46



MURRINDINDI PLANNING SCHEME Encl 6.2c

LOCAL PROVISION

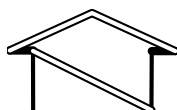


Part of Planning Scheme Map 11DPO

LEGEND

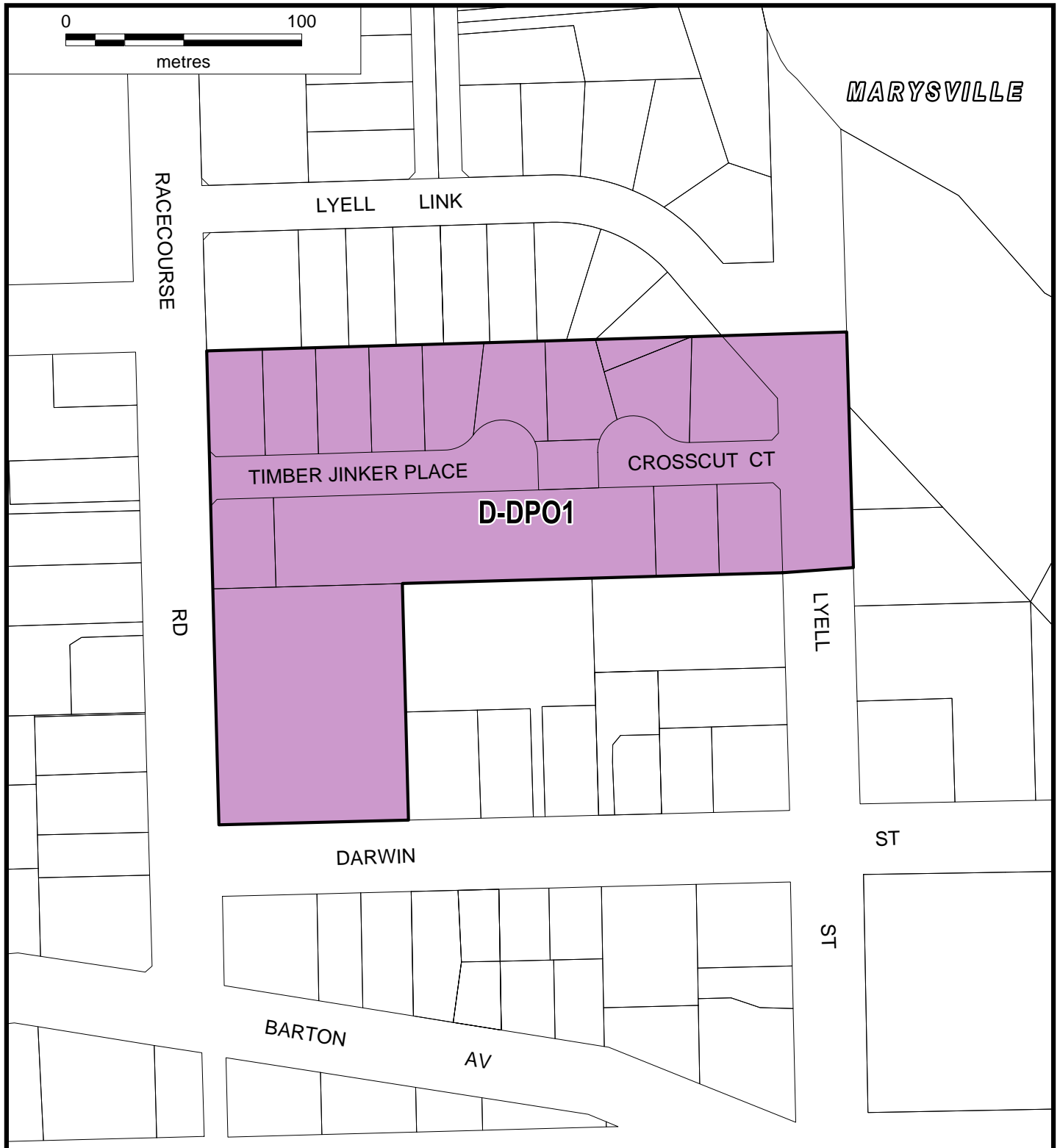
- DPO2 DEVELOPMENT PLAN OVERLAY - SCHEDULE 2
- DPO3 DEVELOPMENT PLAN OVERLAY - SCHEDULE 3

AMENDMENT C46



MURRINDINDI PLANNING SCHEME LOCAL PROVISION

Encl 6.2c



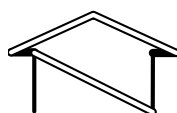
LEGEND

D-DPO1

AREA TO BE DELETED FROM A
DEVELOPMENT PLAN OVERLAY

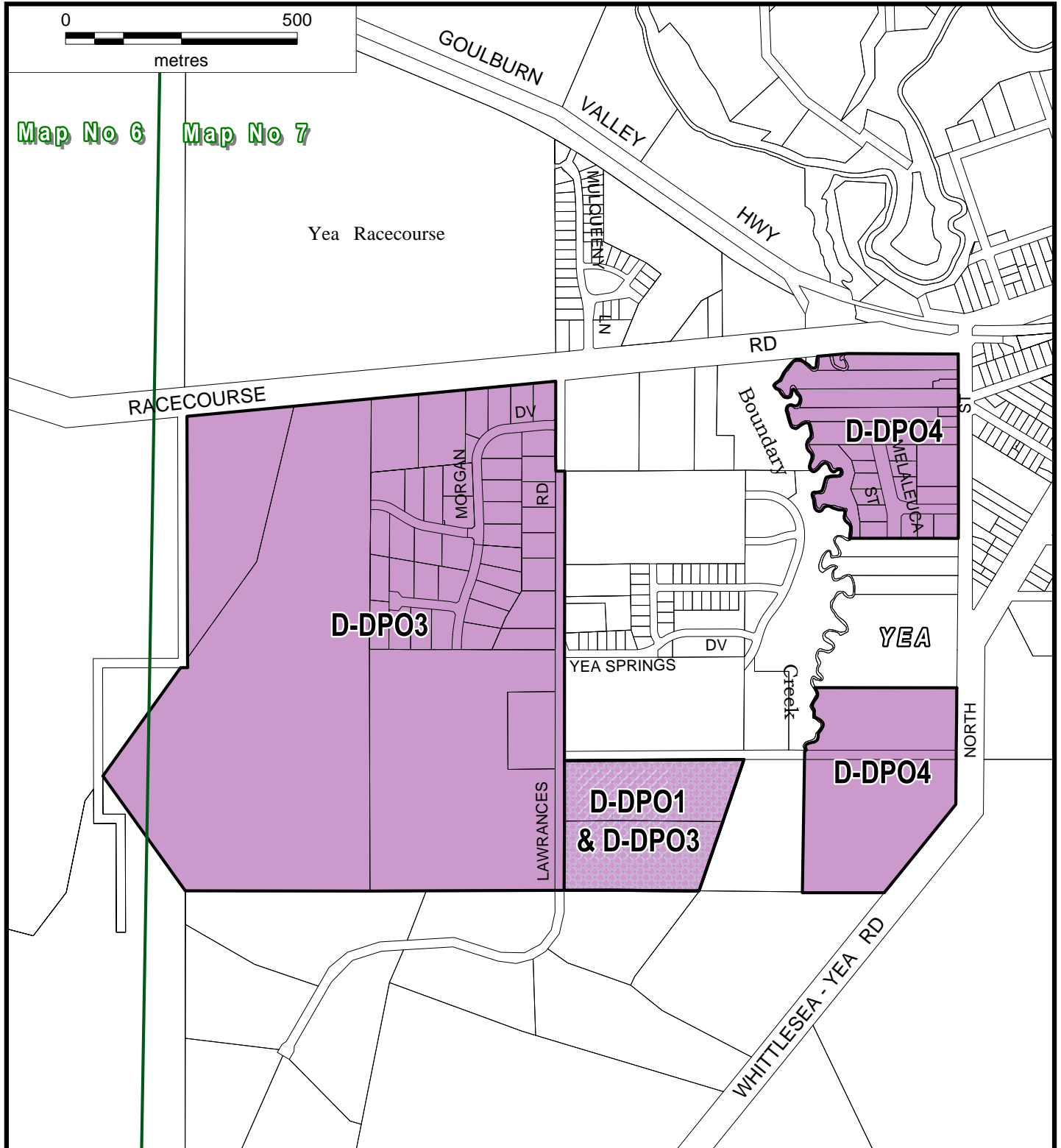
Part of Planning Scheme Map 35DPO

AMENDMENT C46






MURRINDINDI PLANNING SCHEME LOCAL PROVISION

Encl 6.2c

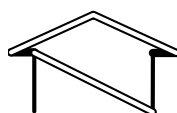


LEGEND

-  **D-DPO1** AREA TO BE DELETED FROM A DEVELOPMENT PLAN OVERLAY (D-DPO1)
-  **D-DPO3** AREA TO BE DELETED FROM A DEVELOPMENT PLAN OVERLAY (D-DPO3)
-  **D-DPO4** AREA TO BE DELETED FROM A DEVELOPMENT PLAN OVERLAY (D-DPO4)

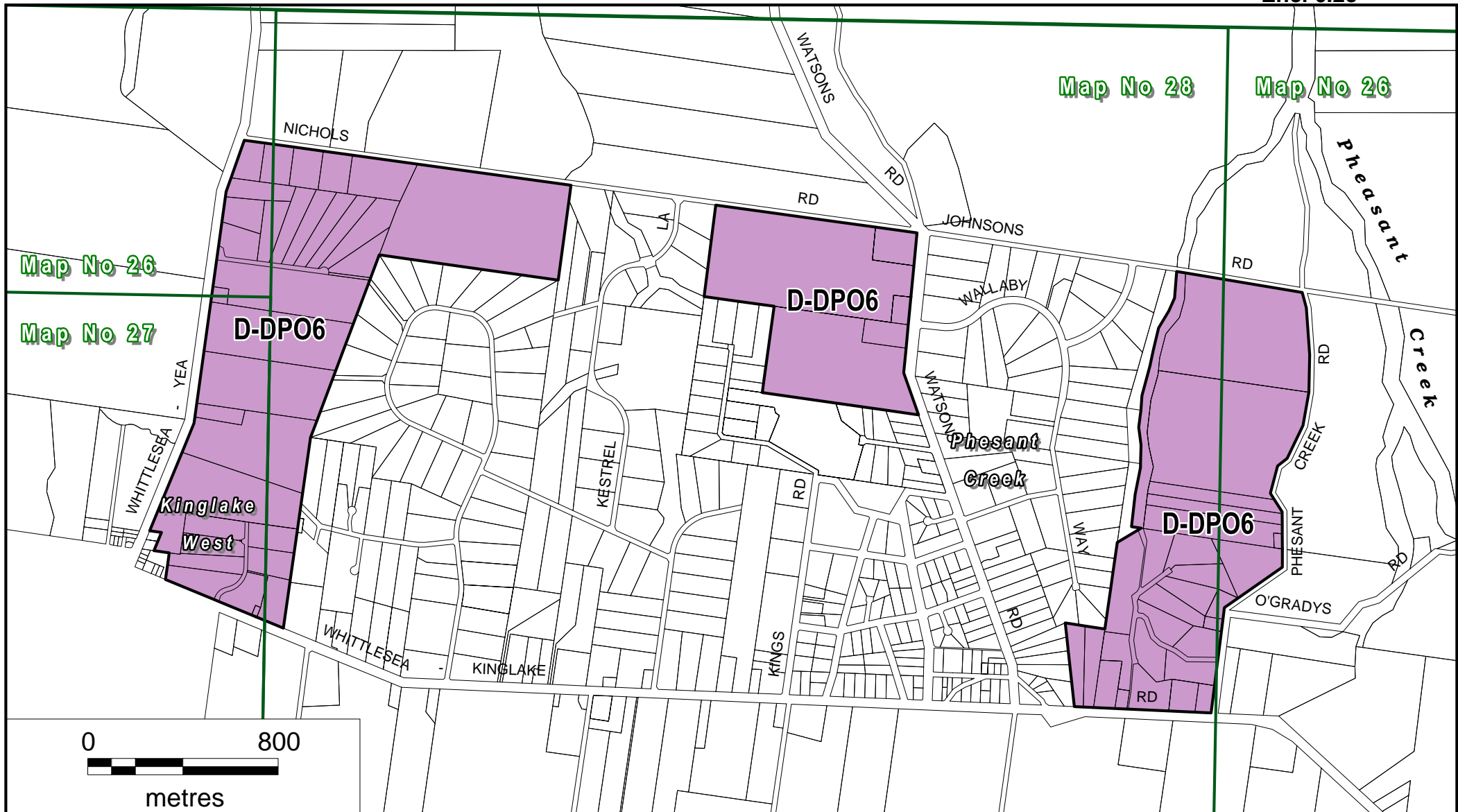
Part of Planning Scheme Map 6DPO & 7DPO

AMENDMENT C46



MURRINDINDI PLANNING SCHEME - LOCAL PROVISION

Encl 6.2c



LEGEND



AREA TO BE DELETED FROM A DEVELOPMENT PLAN OVERLAY (D-DPO6)

Part of Planning Scheme Maps 26DPO, 27DPO & 28DPO



AMENDMENT C46

Department of
Transport, Planning and
Local Infrastructure

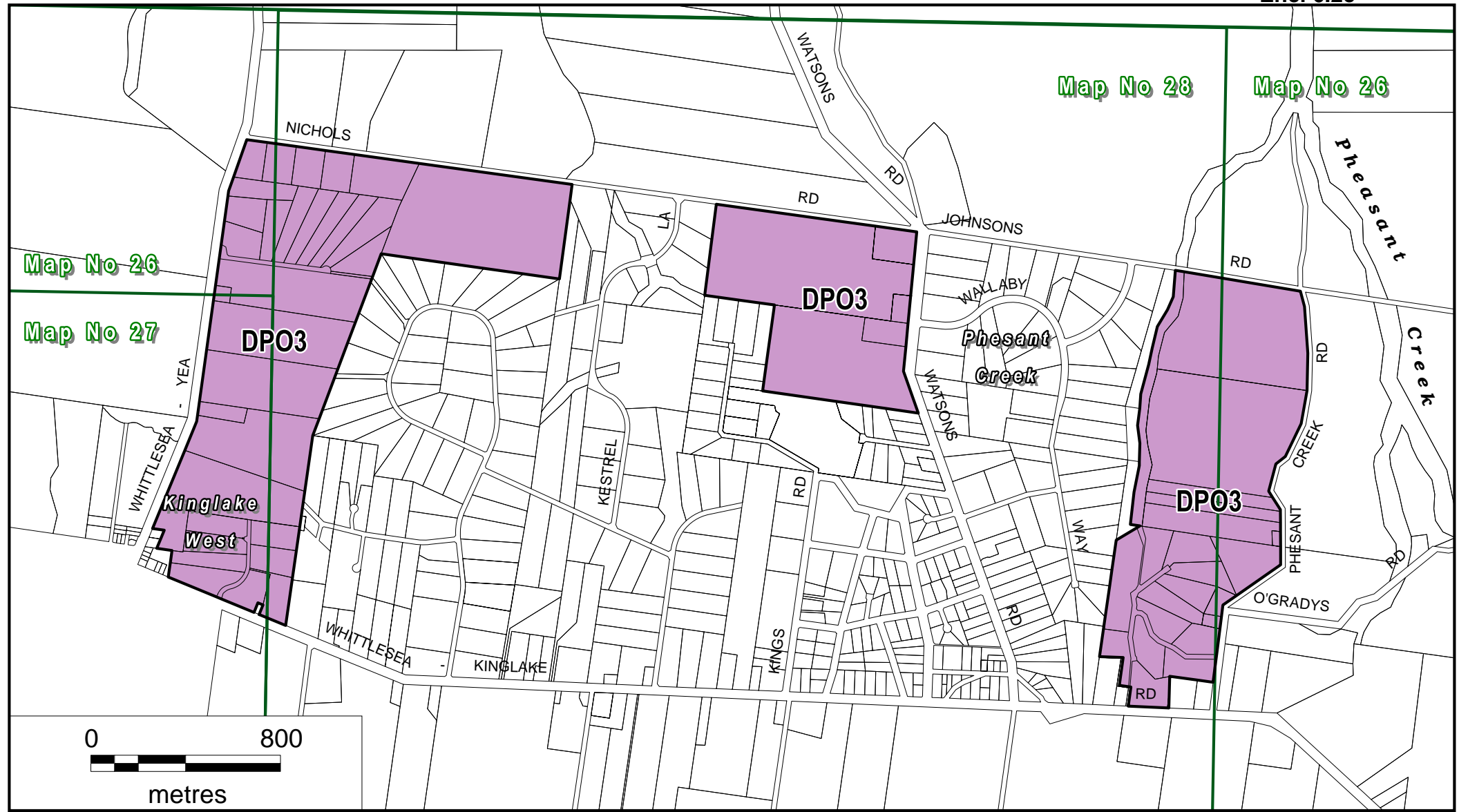


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| Planning & Building Systems |
| Planning, Building & Heritage |



MURRINDINDI PLANNING SCHEME - LOCAL PROVISION

Encl 6.2c



LEGEND

 DEVELOPMENT PLAN OVERLAY (DPO3)

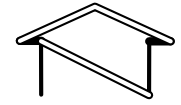
Part of Planning Scheme Maps 26DPO, 27DPO & 28DPO

AMENDMENT C46

Department of
Transport, Planning and
Local Infrastructure

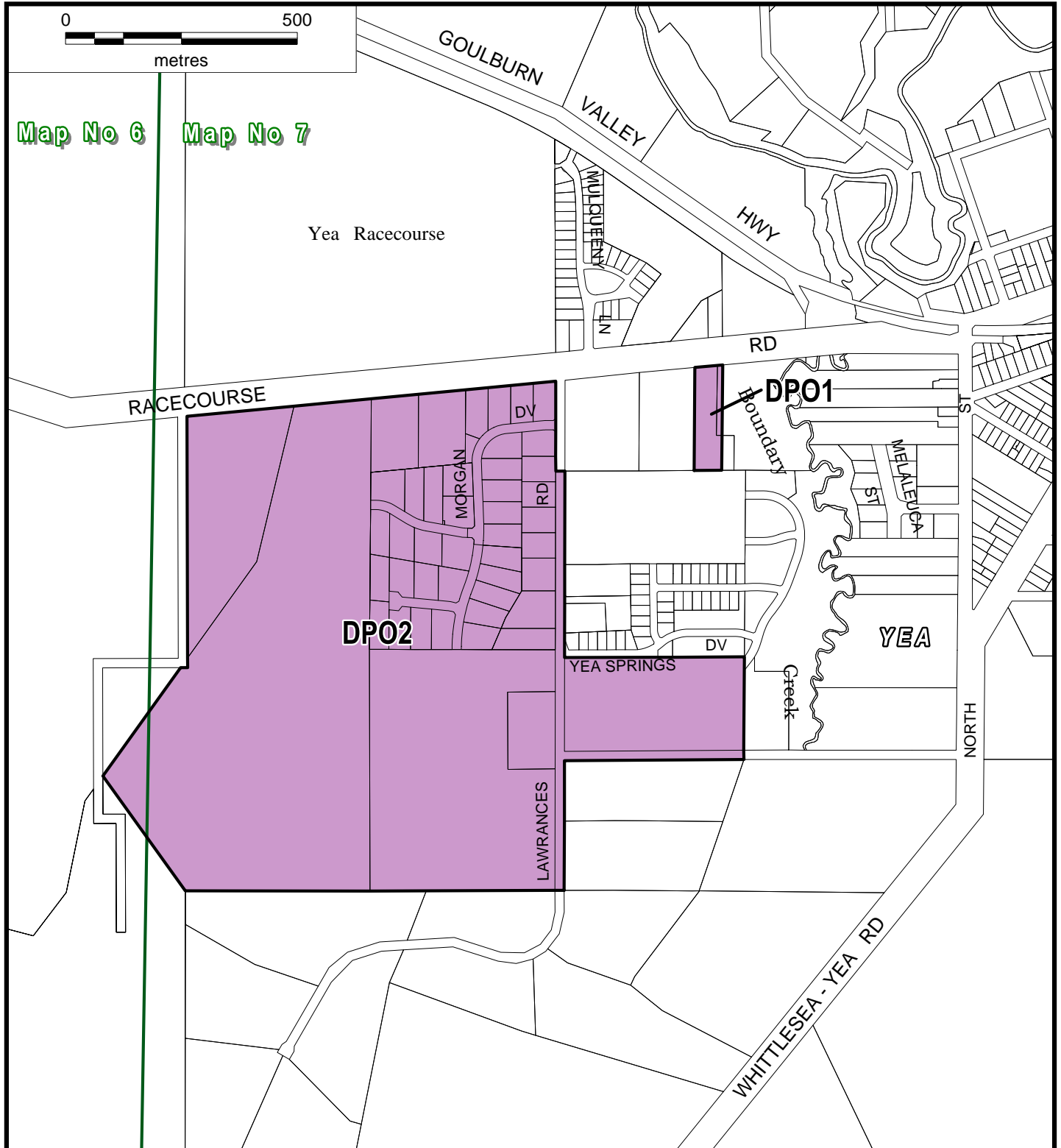


| Planning Mapping Services |
| Amendments Coordination Team |
| Planning & Building Systems |
| Planning, Building & Heritage |



MURRINDINDI PLANNING SCHEME LOCAL PROVISION

Encl 6.2c

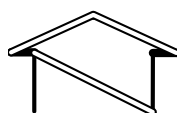


LEGEND

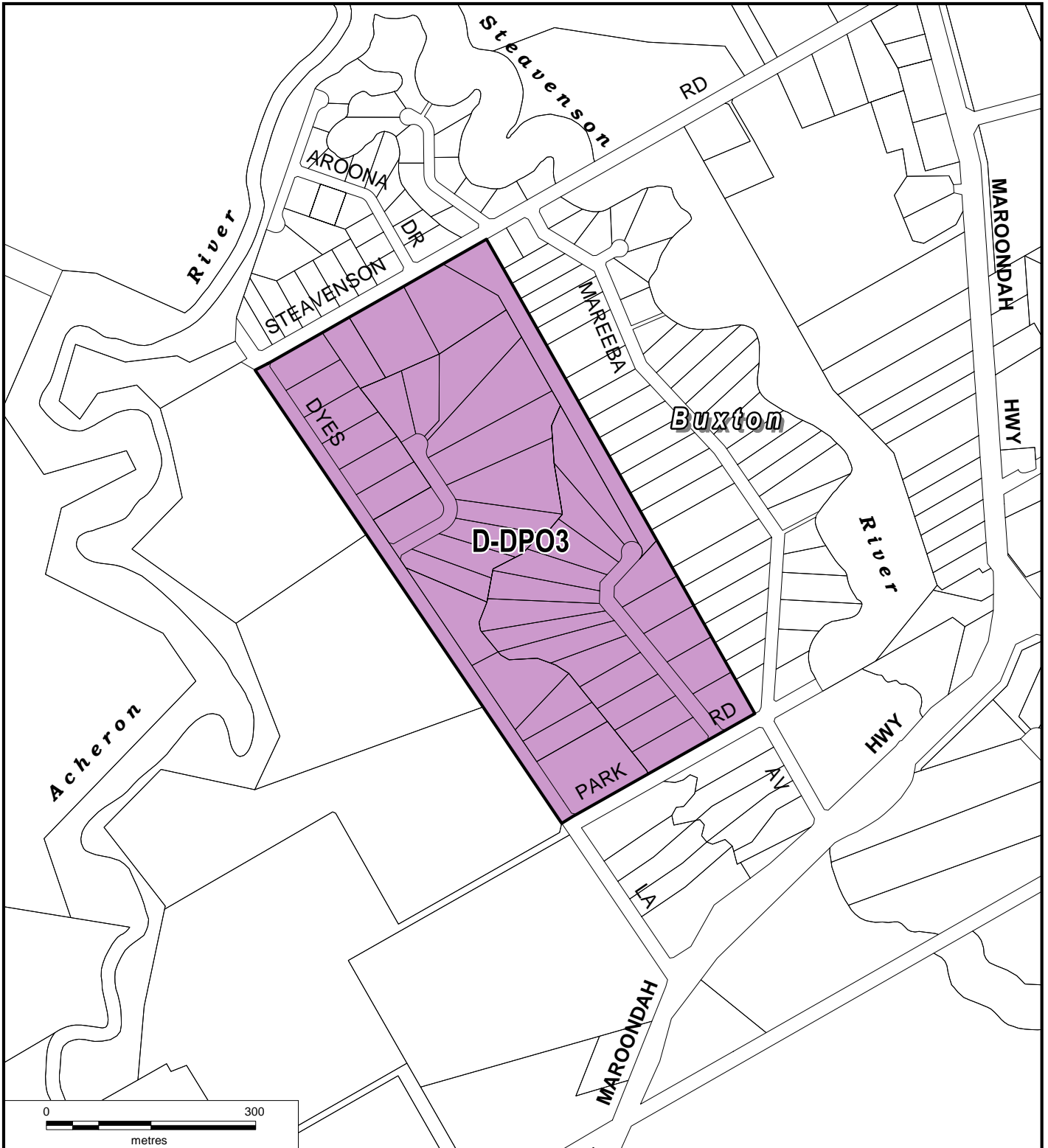
- DPO1 DEVELOPMENT PLAN OVERLAY (DPO1)
- DPO2 DEVELOPMENT PLAN OVERLAY (DPO2)

Part of Planning Scheme Map 6DPO & 7DPO

AMENDMENT C46



LOCAL PROVISION



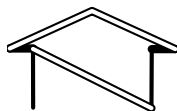
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Part of Planning Scheme Map 24DPO

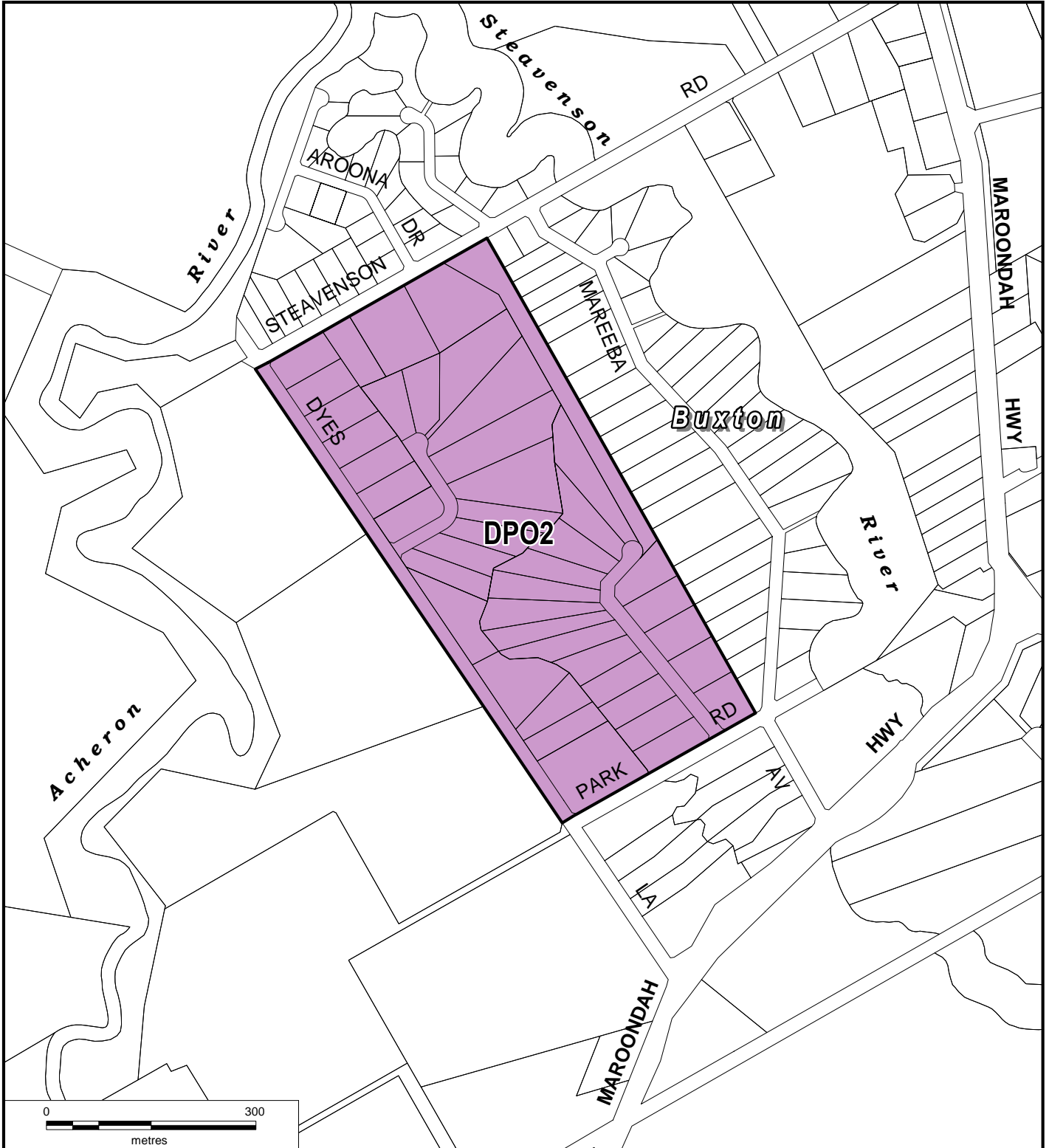


AREA TO BE DELETED FROM A
DEVELOPMENT PLAN OVERLAY (D-DPO3)

AMENDMENT C46



LOCAL PROVISION



LEGEND

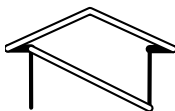
Part of Planning Scheme Map 24DPO



D-DPO

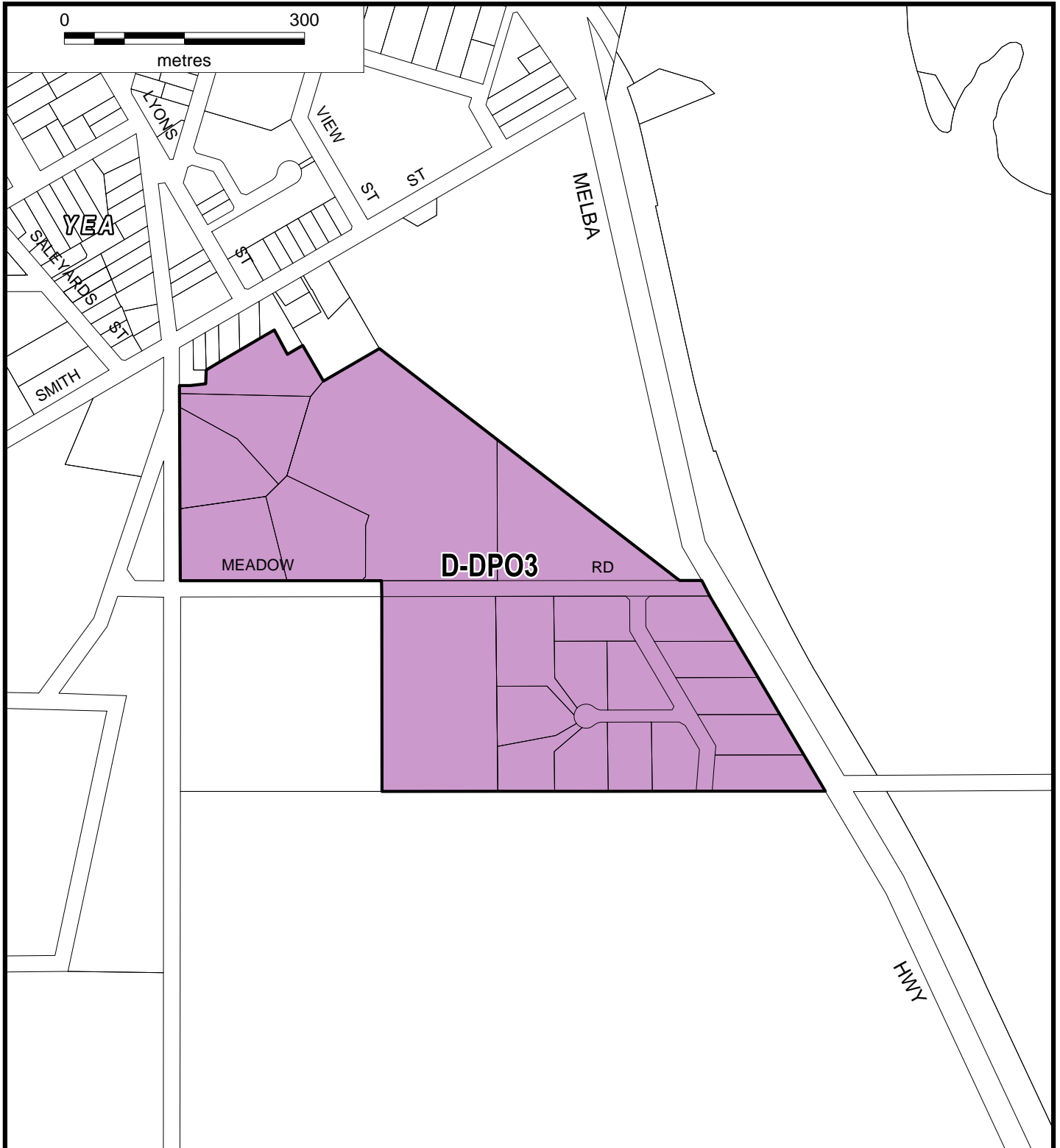
DEVELOPMENT PLAN OVERLAY (DPO2)

AMENDMENT C46



MURRINDINDI PLANNING SCHEME LOCAL PROVISION

Encl 6.2c



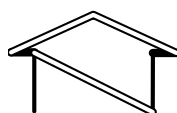
LEGEND

Part of Planning Scheme Map 7DPO

D-DPO3

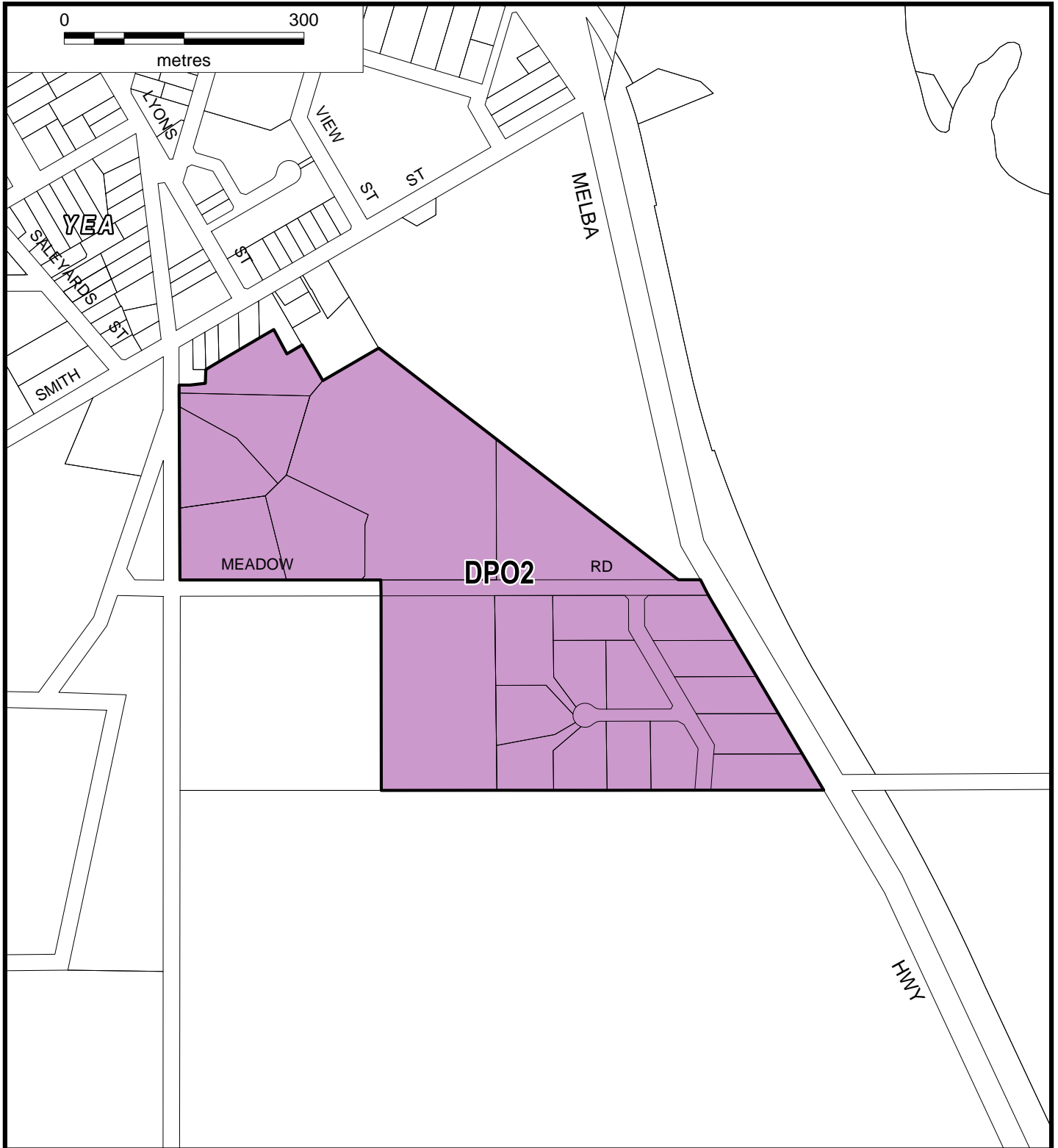
AREA TO BE DELETED FROM A
DEVELOPMENT PLAN OVERLAY (D-DPO1)

AMENDMENT C46



MURRINDINDI PLANNING SCHEME LOCAL PROVISION

Encl 6.2c



LEGEND

Part of Planning Scheme Map 7DPO

DPO2 DEVELOPMENT PLAN OVERLAY (DPO2)

AMENDMENT C46

