

17/01/2013  
C19**SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY**

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

**1.0**17/01/2013  
C19**Requirement before a permit is granted**

A permit may be granted for subdivision, use or development of land before a Development Plan has been approved by the responsible authority for:

- Alterations or additions to an existing building;
- Re-subdivision to enhance and protect heritage values;
- A 2 lot subdivision; or,
- Subdivision or consolidation of land for super lots;

**2.0**17/01/2013  
C19**Conditions and requirements for permits**

Any permit for subdivision must include the following conditions:

- Prior to any works commencing on the land a “Construction Management Plan” (CMP) must be prepared to the satisfaction of the responsible authority, detailing how the developer will manage the environment and construction issues associated with the development. The plan must address but not be limited to:
  - How the land is to be accessed during the construction period;
  - All measures to be introduced to ensure the construction on the land does not impact on any vegetation to be retained;
  - All measures to be introduced to minimise soil erosion and runoff;
  - Details relating to the storage of all plant and equipment during the construction period; and,
  - Measures to be implemented to ensure containment of dust, dirt and mud within the site and methods and frequency of cleanup procedures in the event of build up of matter outside the site.

**Development Contributions**

Except for a permit granted before a development plan has been approved in accordance with Clause 1.0 of the schedule, a permit must contain the following condition:

- Prior to the commencement of any development, the owner(s) of the land must enter into an agreement under section 173 of the *Planning and Environment Act 1987*. The agreement must provide for infrastructure contributions to be paid prior to the issue of a statement of compliance in respect of the subdivision of land. The agreement must require the payment of infrastructure contributions for:
  - The construction of any road that Council proposes is to be funded by the contributions agreement.
  - The design and construction of stormwater drainage infrastructure including main drainage, wetlands, and retarding basins as described in the approved development plan.
  - The walking and cycling network as described in the approved development plan.

The agreement must be prepared at the cost of the owner(s) and be to the satisfaction of the responsible authority.

**3.0**17/01/2013  
C19**Requirements for development plan**

The development plan must be generally in accordance with the Ararat East Concept Plan 2012 (Map1).

The development plan must show or include but not be limited to:

**Staging**

- List the staging and proposed timing of development.

#### **Infrastructure and servicing**

- An integrated stormwater and flooding management plan that:
  - identifies low lying & flood prone land that may be set aside for open space/ landscaping buffers in conjunction with the appropriate authorities to inform residential development;
  - provides an analysis of the area shown on the Ararat East Concept Plan 2012 at Clause 5.0 as 'known lying land' to determine the capacity for flooding
  - identifies land that requires detailed planning assessments or mitigation works to reduce flooding risk;
  - incorporates water sensitive urban design for improved sustainability and details collection and treatment of stormwater including the size and location of all drainage components;
- The location of major infrastructure easements.

#### **Neighbourhood Design**

- A detailed site analysis of the natural, cultural and strategic context of the site
- A proposed subdivision plan which shows:
  - Density patterns incorporating lot size restrictions as per the Concept Plan, including lot layout, road and movement networks, open space networks, location of reticulated water, sewerage and drainage, road and pedestrian networks
  - Active frontages along main roads and pedestrian / bicycle paths
  - Consideration of the topography of the land particularly relating to site vegetation, significant view lines, waterways, and places of cultural heritage
  - The use of solar orientation principles to promote energy efficient housing
  - The appropriate setbacks and /or building envelopes to the interface with the NMIT Vineyard to the north and railway line to the south to provide high quality amenity to future residents, protect the visual aspect of the entrance to Ararat and allow for the low lying land.

#### **Community Facilities and Services**

- A community infrastructure report that identifies the need for new services and facilities.

#### **Open Space and Landscaping**

- How the proposed open space network will provide links to proposed and existing open space networks and Green Hill Lake Reserve
- A landscape plan for the development that shows how significant view corridors have been considered
- How significant vegetation is to be retained and protected
- Provide consistent whole of precinct landscaping details along the main roads, open spaces and pedestrian/bicycle pavements
- The use indigenous and drought tolerant vegetation for landscaping
- Areas that are constrained which can be excluded from public open space contributions:
  - Drainage reserves shall not be included in public open space unless they are consistent with local trails strategies or provide direct routes to core community infrastructure.
- How proposed Public open space is consistent with any relevant Ararat Rural City strategies or policies and should:
  - Include provision of landscaping and appropriate facilities for public use, car parking, play equipment, other furniture, fencing, bollards and lighting
  - Provide fencing, or other appropriate treatment, along any boundaries between public open space (generally to a rural standard unless a residential standard would be more appropriate).
  - Be planned, where possible, to support the retention of remnant vegetation

- Be located and designed to minimise ongoing maintenance and provide access to machinery.
- Ensure that ownership and maintenance responsibility for all open space will be retained by the developer until developed to the satisfaction of the responsible authority.

#### **Traffic and Movement Networks**

- A traffic assessment and management plans addressing the impact of the development on the existing road network, including mitigation works required and identification of costs for Developer Contributions where the impact is outside the developable area
- A pedestrian and cyclist plan which identifies:
  - The connection to existing pathways
  - Adequate residential footpath widths to accommodate people in wheelchairs and prams to the satisfaction of the responsible authority
  - Appropriate landscaping and entry / exits points that ensure maximum casual surveillance and public safety
  - Location and types of street signs
  - The distribution, hierarchy and characteristics of vehicular and pedestrian circulation networks including access roads
  - Pedestrian and cyclist access to Green Hill Lake.

#### **Environmental considerations**

- A flora and fauna assessment
- Incorporate remnant vegetation on open space where possible.
- Identify appropriate placement for any onsite vegetation offsets required.

#### **4.0**

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#### **Decision guidelines**

Before approving a Development Plan, the responsible authority must consider, as appropriate:

- The views of any relevant authority

#### **5.0**

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#### **Map 1. Ararat East Concept Plan 2012**

