

25/06/2009
C16**SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY**

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

Maryborough Golf Course

This schedule applies to all of the land comprising the Maryborough Golf Course which is zoned Special Use Zone Schedule 2. The plan is to provide a framework for considering future subdivision, use and development of the land to enhance the viability of the Maryborough Golf Club and ensure the integrated development of the land on an entrance road to Maryborough.

A Development Plan is required for all land affected by the overlay. Any Development Plan prepared under the provisions of this overlay must be prepared to the satisfaction of the responsible authority.

1.025/06/2009
C16**Requirement before a permit is granted**

A permit may be granted for any earthworks associated with the ongoing use and maintenance of the golf course before a development plan has been approved by the responsible authority.

2.025/06/2009
C16**Requirements for development plan**

The development plan must consider the following matters and may include or show where appropriate (as determined by the responsible authority):

- **A Golf Course Masterplan** that includes:
 - An 18-hole golf course;
 - The layout of the golf course, including tees, greens, fairways, water features, paths and buildings associated with the management of the course;
 - The existing golf clubhouse, ancillary buildings, ancillary sporting facilities (e.g. Bowling greens), car parks and access roads;
 - Relationship of the land with adjoining land;
 - The footprint of all proposed buildings;
 - Infrastructure provision including sewerage, water, drainage and other utility services;
 - Proposed development plans depicting a high quality golf course and the location of golf course related facilities, including maintenance buildings.
- **A Development Layout Plan** which shows:
 - Consideration of the topography of the land, particularly with regard to site elements such as existing vegetation, or other significant features;
 - The retention of important landscape qualities of the main road approach and sightlines to the Golf Course from Park Road.
 - The enhancement of the visual impact of any development from the Park Road town entrance.
- **Detailed Development Plans** which show:

- Reflective materials should not be used as an external surface (excluding a roof) for a building that is visible from Park Road.
- External lighting and signage should not illuminate or adversely impact on Park Road, other roads or any adjoining or abutting landholdings.
- External storage should not be visible from Park Road.
- Signage which is appropriately located and designed to be proportional to the size and scale of the building or premises on which they are to be erected and sympathetic to design lines of adjoining buildings.
- A **Landscaping and Fencing Plan** which shows:
 - An attractive interface with the adjacent roads and properties.
 - Preference for vegetative screenings rather than fencing.
 - A sense of visual openness and public access to the road network and public open space areas.
 - Retention of the visual permeability of the streetscape and provision of view corridors into the site from the Park Road frontage, where golf course safety is not compromised.
 - Retention of existing mature trees, where possible, as a landscape and habitat feature.
 - The extensive use, where possible, of local indigenous species throughout the development including the use of some advanced tree specimens.
 - Use of appropriate landscaping to screen operational, service and storage areas from public view.
- A **Stormwater Management Plan** must be prepared by a suitably qualified person and submitted which provides for:
 - protection of natural systems;
 - integration of stormwater treatment into the landscape;
 - protection of water quality;
 - reduction of run-off and peak flows, including the removal of sediment litter and other urban wastes from stormwater prior to discharge; and
 - The life cycle and maintenance schedule for any water sensitive urban design features.
- The **Car Parking and Access Layout Plan** which shows:
 - Adequate car parking for existing and proposed facilities which is designed and sited to preserve and enhance the existing streetscape.
 - The use of appropriate landscaping for shade throughout the car park.
 - Safe and convenient access for residents and users of the golf club facilities;
 - The proposed access to, and within, the site is suitable for delivery vehicles, emergency services vehicles and waste collection vehicles.
 - Safe and convenient pedestrian and cycle networks with linkages adjoining development and major destinations such as CBD.
- A **General Infrastructure Plan** which comprises a statement regarding the ability for development to be provided with all infrastructure required before occupation.

The Development Plan may be informed by the following matters to the satisfaction of the responsible authority:

- An arborists report detailing the location, species and health of all significant trees on the site and existing street trees.
- A traffic management plan prepared by a suitably qualified person addressing the impact of the development on the arterial and local road network, mitigation works required on the road network and funding responsibilities.

The Development Plan may consist of plans or other documents and may, with the agreement of the responsible authority, be prepared and implemented in stages.

3.0

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Decision Guidelines

Before deciding on any application, the responsible authority must consider:

- The impact of development on the existing golf course.
- The retention of a 'full length' 18-hole golf course in Maryborough.
- The integrity and future of the Maryborough Golf Club.
- The benefit of development proposed in the Development Plan to the Maryborough community and the municipality as a whole.
- The proposed landscaping of the development.
- The proposed design elements of the development including:
 - External materials and finishes.
 - Building height, bulk and massing.
 - Fencing.
 - Siting and setbacks to road frontages.
 - Signage.
- The management and treatment of stormwater.
- The impact of the proposed development on the landscape qualities and character of the area, particularly, the vegetated Park Road entrance to Maryborough and remnant native vegetation on the site.
- The approved development plan.