

**SCHEDULE FIVE TO THE DEVELOPMENT PLAN OVERLAY**

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

**CURDIEVALE ROAD, TIMBOON**

This schedule applies to the Rural 2 land located south of Timboon off Curdievale Road, south of the low density residential area. A development plan is required to ensure that the proposed small agricultural lots are designed to achieve environmental protection. An environmental management plan is required to ensure that appropriate land management practices are followed in establishing the development and for future occupants.

**1.0****Requirements for development plan**

The development plan must be prepared to the satisfaction of the Responsible Authority and must include:

- a site analysis which shows the topography, soil types, land capability and adaptability, mature trees, drainage lines and other features;
- the proposed subdivision layout including lots, roads, any shared facilities and other features of the subdivision in a manner which is responsive to the features identified in the site analysis and geotechnical constraints;
- details of works necessary to access the sites from Curdievale Road;
- identification of appropriate agricultural/horticultural areas on the lots;
- identification of appropriate building envelopes on the site and within individual lots that are suitable for the construction of buildings which are not affected by any constraints identified from the site analysis and will provide for the most efficient agricultural use of the land;
- a landscaping plan and schedule showing proposed vegetation, including riparian planting and buffer planting between lots, using indigenous vegetation;
- details of any perimeter or internal fencing, preferably of a post and wire style;
- details for the provision of services infrastructure including power, drainage, water supply and sewage treatment;
- the staging of the subdivision;
- an environmental management plan for the site and subsequent lots providing details of land management practices, water management, effluent and run off control, weed control measures and any other pertinent land management issues relating to the intended use of the small agricultural lots;
- a requirement that any permit for subdivision must include a condition that the owner enter into a section 173 agreement to the effect that the land is used in accordance with the environmental management plan required under this overlay.