

15/11/2018
C075pt1**SCHEDULE 15 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO15**.

385 COMMON ROAD INVERLEIGH**1.0****Objectives**15/11/2018
C075pt1

None specified.

2.0**Requirement before a permit is granted**15/11/2018
C075pt1

A Development Plan must be approved by the responsible authority prior to a planning permit being granted to subdivide the land into two (2) or more allotments, or prior to granting a planning permit for a dwelling or ancillary building.

3.0**Conditions and requirements for permits**15/11/2018
C075pt1

The following conditions and/or requirements apply to permits:

- All residential development must be serviced with sealed roads and footpaths to the satisfaction of the responsible authority.
- A concrete footpath must be provided along the frontage of the site on Common Road, extending from the existing footpath along Common Road and along at least one side of each proposed road within the subdivision.
- Common Road is to be upgraded along the frontage of the site to the satisfaction of the responsible authority.
- A section 173 agreement must be prepared to the satisfaction of the responsible authority regarding the Land Management Plan for all lots abutting the Public Park and Recreation Zone.
- A section 173 agreement must be prepared to the satisfaction of the responsible authority regarding the transfer of all public open space land along the Leigh River to the Golden Plains Shire Council, which shall form the 5% public open space contribution for the subdivision of the subject land.

4.0**Requirements for development plan**15/11/2018
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A development plan must include the following requirements:

- Provide a site analysis and design response that:
 - demonstrates the relationship between the proposed subdivision layout, landscaping and design features and the topographic, environmental, cultural heritage and rural qualities of the site.
 - demonstrates how the proposed subdivision and development will integrate with the adjoining residential development, the biolink, the river environs, the Inverleigh township and its setting.
 - responds to the recommendations of the technical reports below.
- A traffic assessment that addresses the traffic that will be generated from the development of the land, how this will impact the local street network and what, if any, mitigation measures are required.
- A Stormwater Management Plan detailing how stormwater will be collected and treated within the subdivision and identifying the proposed methods for disposing of stormwater, with particular emphasis on the removal of sediments, prevention of erosion, mitigation of flows and ultimately the protection of the Leigh River to the satisfaction of the responsible authority.

- A Land Capability Assessment undertaken in accordance with Environment Protection Authority Publication 1364 Draft EPA Code of Practice – Onsite Wastewater Management 2010 which demonstrates that wastewater can be treated and retained within each proposed allotment to the satisfaction of the responsible authority.
- A Landslip Risk Assessment that identifies risk categories for the land and how these areas should be managed.
- A Flora and Fauna Management Plan that identifies:
 - and provides assessment of the health and recommended treatment for all scattered trees in the Low Density Residential Zone.
 - and protects mature trees and specifies management prescriptions necessary to enhance the health and longevity and promotes recruitment of new plants in their vicinity for trees in the Public Park and Recreation Zone.
 - tree protection zones for all mature trees, to ensure their protection. All tree protection zones must be wholly contained within the subject lot.
- A Landscaping Masterplan incorporating the Flora and Fauna Management Plan recommendations and the location and species of proposed vegetation. Proposed species are to be to the satisfaction of the responsible authority.
- The staging of development.
- A Land Management Plan that:
 - applies to all land from the top of the escarpment to the northern boundary of the adjoining Public Park and Recreation Zone.
 - specifies no buildings or works aside from specified boundary fencing for the specified land.
 - restricts boundary fencing to post and wire construction, to the satisfaction of the responsible authority.
 - prohibits wastewater envelopes (wholly or partially) from the specified area.
 - permits access only to vehicles associated with the maintenance and/or rehabilitation of the specified land. Maintenance and/or rehabilitation treatment consists of pest plans and/or animals, revegetation, fencing repair or replacement.
 - prohibits motorbikes or other motorised vehicles in the specified area for recreation or other purposes, other than specified above