

26/07/2012
C63**SCHEDULE 11 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO11**.

1.0 Requirement before a permit is granted26/07/2012
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Before any use, development or subdivision commences, a Development Plan for the land must be prepared to the satisfaction of the Responsible Authority.

The Responsible Authority may grant a permit for subdivision, use or development prior to the approval of a Development Plan only where it is satisfied that the proposed subdivision, use, or development will not prejudice the orderly use and development of land as intended by the *Numurkah Strategy Plan, January 2010* or for the following:

- One dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot.
- Agriculture and any buildings and works in association with the use of the land for agricultural purposes.
- A fence.
- Minor extensions, additions or modifications to any existing development.

2.0 Requirements for development plan26/07/2012
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The Development Plan should be accompanied by the following information to the satisfaction of the Responsible Authority:

- An *Environmental Assessment* of the land, involving a flora and fauna survey identifying the health and habitat value of all native vegetation, location of any areas of biodiversity significance and the proposed treatment of those areas, location of areas of vegetation to be protected, and areas where Net Gain offset requirements will be provided;
- An *archaeological survey and heritage assessment* which includes recommendations for the protection, restoration and interpretation of significant individual sites and, where appropriate, design measures to sensitively integrate sites into the proposed open space network;
- A *Stormwater Management Plan* detailing how stormwater will be collected and treated within the development, with particular emphasis on the removal of sediment, litter and urban waste from stormwater prior to its discharge into local watercourses, and how that process will not impact adversely on the natural flood carrying capacity of the local watercourses.
- A *Drainage Management Plan*, to be subject to appraisal by the Goulburn Broken Catchment Management Authority to ensure that no impediment would be introduced that would result in an increase in flood impacts of properties contained in the Plan that were not the subject of the development plan under consideration.
- A *Preliminary Soil Assessment* demonstrating the extent of any contaminated soils that may exist on the subject land, and if detected, a more detailed assessment (Contamination Management Plan) outlining the location of the contaminated soil, the type of contaminants detected, and the strategies required to be undertaken to de-contaminate the affected areas.
- A *Traffic Management and Impact Mitigation Plan* that includes the identification of appropriate access and circulation of vehicles on the existing and future road network,

and upgrade works necessary to accommodate traffic generated by the development and to mitigate the impact of the development.

- The Traffic Impact and Management Mitigation Plan must address the following:
 - minimisation of access to Goulburn Valley Highway in accordance with VicRoads' Access Management Policies; and
 - recommendations of a qualified acoustic consultant which identifies appropriate noise attenuation measures in future residential areas, including provision of suitable setbacks of residential development from the Goulburn Valley Highway.

The development plan should show or include the following details to the satisfaction of the Responsible Authority:

- The proposed development of each part of the land.
- The relationship of the land to the adjoining land, particularly any residential/non-residential interface.
- The layout of the subdivision and development of the land including roads, lot boundaries, building envelopes and areas of open space.
- Provision of public open space that:
 - Has an area no less than 5% of the land to be used for residential, purposes.
 - Provides appropriate interfaces between residential areas and surrounding areas.
 - Provides for connectivity both internally and externally.
 - Incorporates low-lying areas.
 - Incorporates large existing trees wherever appropriate.
 - Recognises important landscape views and vistas.
 - Is landscaped and planted out with lawn areas, native grass areas and trees and shrubs of local provenance.
 - Ensures that where land adjoins the Goulburn Valley Highway and where no service or access road exists immediately adjoining the Highway road reserve, it is provided with a landscape buffer treatment a minimum of 10 metres wide.
 - Provision is made for the watering of existing and proposed vegetation.
 - Is based on a landscape design prepared by a suitably qualified person.
- Areas for any recreational uses including sporting facilities, walking and cycling tracks and internal water features.
- The provision of safe and efficient vehicle and pedestrian access to and from the land.
- Provision for public transport throughout the neighbourhood with appropriately located and designed bus stops.
- How the proposed development addresses any flood or inundation impacts on the land.
- The proposed street tree and planting regime with preference given to vegetation of local indigenous species.
- An assessment of required social services and community infrastructure and the means by which the services and infrastructure are to be provided including, but not limited to, the type of community, commercial and recreational facility, locations, timings and means of delivery.

- An environmental assessment of the flora, fauna and habitat significance of the land which includes recommended actions for management, revegetation and restoration of conservation and vegetation protection areas and the links between such areas.
- Retention and integration of individual and stands of mature trees, particularly indigenous trees. An arboriculture survey of all existing trees on the land and their condition, health and integrity including appropriate measures for the long term preservation of the tree(s) having regard to their proposed open space or development context.
- A “Net Gain” assessment and analysis of any native vegetation to be removed. The assessment and analysis must have regard to *Victoria’s Native Vegetation Management – A Framework For Action*, and include how vegetation loss will be avoided or minimised. Where there is no alternative to vegetation removal, the details must include the location of the required offsets. This assessment must be to the satisfaction and approval of the Department of Sustainability and Environment.
- Opportunities for a diverse range of allotment densities and dwelling types. A statement of housing outcomes, population and lot yield targets must be submitted.
- An environmental assessment identifying any environmental hazards or contamination on the land and proposed treatments, if any; or a qualified statement indicating the absence of such hazards or contamination.
- Where land abuts a road in a road zone, new street access to the road is to be minimised and/or managed in line with the requirements of VicRoads.
- In rural residential areas, appropriate transitional arrangements are required at the interface of land zoned for Low Density Residential and Residential 1 being either a graduated decrease in lot size from the larger lots to the smaller lots or the provision of public open space at the interface.

Any development plan that is prepared and approved must include:

- Processes for making changes to the development plan, including, if appropriate, a public consultation period and a requirement that the responsible authority approve any changes to the development plan.

3.0 Conformity with Development Plan

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Subsequent to the approval of the development plan by the Responsible Authority, the use and development of land must be generally in accordance with the approved development plan unless an application has been made to and approved by the Responsible Authority for a variation to the approved plan.