

14/12/2017
C77**SCHEDULE 13 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO13**.

1.014/12/2017
C77**Requirement before a permit is granted**

A permit may be granted to use or subdivide land, construct a building or construct or carryout works before a Development Plan has been prepared to the satisfaction of the responsible authority provided the responsible authority is satisfied that the subdivision, use, building or works will not prejudice the future use or development of the land in an integrated manner.

A permit may be issued to subdivide the land into super lots or to realign property boundaries, create a road reserve or a subdivision which does not create an additional lot.

Before granting the permit the responsible authority must be satisfied that the permit will not prejudice the future use and development of the land in an integrated manner.

2.014/12/2017
C77**Conditions and requirements for permits**

All use and development must generally comply with the approved Development Plan.

An application for planning permit must include, as appropriate, a stormwater management plan detailing how stormwater will be collected and treated within the land. The plan must demonstrate that all stormwater drainage will be managed onsite and that there will not be any offsite impacts. The plan must be prepared in accordance with the guidelines contained within the *Infrastructure Design Manual* and consider ongoing maintenance of the stormwater management measures.

Conditions, as appropriate, must be included on any planning permit issued to subdivide or develop land with regard to recommendations made by the assessments and specialist reports submitted in support of the Development Plan.

3.014/12/2017
C77**Requirements for development plan**

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

There must be only one Development Plan for the whole of the land to which this schedule applies and the Development Plan must include the whole of the land.

An approved development plan may be amended to the satisfaction of the Responsible Authority.

The Development Plan application must include, where required by the Responsible Authority:

- An environmental assessment of the land, involving a flora and fauna survey, which, among other things, identifies the health and habitat value of all indigenous native vegetation and significant mature trees. The assessment shall include a tree survey and report assessing the quality and significance of the flora and fauna on the site, as well as the retention values of any remnant indigenous native vegetation.
- A preliminary survey of the area for aboriginal archaeological sites and preliminary cultural heritage assessment to determine whether a Cultural Heritage Management Plan, in terms of the Aboriginal Heritage Act 2006, is required.
- 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 outlining the location of the contaminated soil, the type of contaminants detected, and the strategies required to decontaminate the affected areas in accordance with the Minister's Direction No. 1, Potentially Contaminated Land.
- A land capability assessment demonstrating the ability of the land identified for township development to satisfactorily dispose of effluent on proposed lots, unless the development is to be connected to reticulated sewerage.

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- A stormwater management plan detailing how stormwater will be collected and treated within the overall development, incorporating the use of water sensitive urban design principles. The plan must be prepared in accordance with the Infrastructure Design Manual and consider ongoing maintenance of the stormwater management measures. The plan must demonstrate that all stormwater drainage will be managed onsite and that there will not be any offsite impacts.
- A landscape and open space master plan outlining street tree plantings, areas of open space, landscaped buffers to reduce impact from existing and future industrial activity to the east, stormwater management areas and areas of water sensitive urban design.
- An assessment of any potential noise, odour and particulate impacts of the site on adjacent land uses with reference to existing and potential industrial uses on the site. This assessment should include any mitigation treatments required to ensure a high standard of internal amenity.
- A traffic impact assessment and management plan that identifies:
 - Appropriate access and circulation of vehicles on the existing and future road network, which minimises the use of culs de sac.
 - The identification of existing and proposed public transport routes, bus stops and associated infrastructure with bus capable roads consistent with the Public Transport Guidelines for Land Use and Development.
 - The identification of existing and proposed pedestrian and cycling networks including provision for safe and convenient access to public transport infrastructure.
 - The works necessary to accommodate traffic generated by the development and to mitigate any adverse impacts of the development.
 - The trigger points for any additional traffic infrastructure.
 - Access arrangements are to have regard to on-road cyclists.
- An infrastructure plan approved by the Responsible Authority, which identifies the anticipated staging and timing of the provision of infrastructure. The infrastructure plan should address, as appropriate:
 - The provision, staging and timing of stormwater drainage works.
 - The provision, staging and timing of roadworks (including bus stops and associated works) both internal and external in accordance with the approved traffic management plan.
 - The provision, staging and timing of landscaping works for local parks, stormwater drainage reserves and regional landscaping works.
 - The securing of the infrastructure and utility services as may be necessary by way of an agreement pursuant to Section 173 of the *Planning and Environment Act 1987*.
 - Any other infrastructure related matter reasonably requested by the Responsible Authority associated with the subdivision of land.
 - Identification of any agency or person responsible for provision of particular items of infrastructure.

Before approving the Development Plan, the Responsible Authority must consider the following matters and may include conditions where appropriate:

- The environmental, ecological, landscape, archaeological, cultural heritage, and
- historical values and features of the site. The Development Plan must have regard to the location of any remnant indigenous native vegetation and identified significant mature trees. It must seek, where possible, to include this vegetation in public open spaces, road reserves or other public land. The layout of lots and the provision for buildings, works and roads must be designed to maximise the retention of remnant indigenous native vegetation and identified significant mature trees.

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- The need for any agreement to be made pursuant to the provisions of Section 173 of the *Planning and Environment Act 1987* with respect to matters arising from the proposed subdivision, development or use of the land, including the provision of infrastructure required to service the land and any need to reduce potential land use conflict at the residential, industrial and agricultural interfaces.
- Any requirements and/or views of Moira Shire Council and referral authorities regarding urban design and landscaping, traffic works, stormwater disposal, engineering works, environmental protections and enhancement, sewerage, power, drainage or flood mitigation works required to properly service the proposed use and development of the land.