

15/11/2018  
C85**SCHEDULE 11 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

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

**DIAMOND GULLY (SOUTHERN RESIDENTIAL GREENFIELDS AREA)****1.0****Objectives**15/11/2018  
C85

To ensure development is generally in accordance with the *Diamond Gully Structure Plan 2016* (DGSP) to the satisfaction of the responsible authority.

**2.0****Requirement before a permit is granted**15/11/2018  
C85

A permit may be granted to construct a building or to construct or carry out works provided the responsible authority is satisfied that the buildings or works will not prejudice the preparation of a development plan or the orderly or proper planning of the land covered by this schedule.

**3.0****Conditions and requirements for permits**15/11/2018  
C85

None specified.

**4.0****Requirements for development plan**15/11/2018  
C85

A development plan must include the following requirements:

- A written report detailing how the plan responds to the DGSP, including the principles established for the Southern Residential Greenfield Area, as well as relevant environmental constraints, land use risk areas, and access and linkages.
- An indicative lot layout consistent with the DGSP showing the size and dimensions of lots, including the provision of medium density residential lots in the inner core of the area in proximity to the watercourse, and clustering of development where the opportunity exists to create defensible space. The layout shall also show areas of public open space and provide for viable evacuation and/or shelter-in-place options.
- A proposed internal movement network consistent with the DGSP which provides for:
  - A new main collector road to provide access through the Development Plan area between Diamond Gully Road and Ranters Gully Road;
  - A series of access streets off the collector road including an access lane parallel to the watercourse;
  - A perimeter road that forms the urban edge interface between the fire hazard to the west and the residential areas.
  - A shared pedestrian and bicycle pathway adjacent to the collector road, and access lane.
- Details of how the development plan and lot layout responds to the bushfire planning policy in the planning policy framework, the Bushfire Management Overlay, the bushfire design principles contained in the DGSP and results in development no more than BAL 12.5 rating under AS 3959-2009.
- Details of physical infrastructure, including the location of major drainage lines, water features, proposed retention basins and floodways, and the means by which they will be managed in accordance with the principles of water sensitive urban design.
- Details of any proposed staging of development that demonstrates how it continues to facilitate the orderly and proper development of the DGSP area.

- The indicative location of any underground service trenches proposed to be located along the current or former landfill boundaries (or to be continuous with such service trenches) and a notation that these are to be designed to allow passive gas venting prior to entering any future building to avoid preferential landfill gas pathways.
- Details of how vegetation will be managed on the site.