

06/04/2017
C75

SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY

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

1.0 Requirement before a permit is granted

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Before any new use, development or subdivision commences a development plan must be prepared and approved by the responsible authority.

A permit may be granted before a development plan has been prepared for the purpose of:

- subdividing the Industrial Zoned portion of Lot 2 LP63934, known as 357 Habel Road, Nagambie into two allotments
- re-subdividing existing allotments so as to not increase the number of lots; or
- any buildings and works associated with the ongoing maintenance and operation for the subject site provided the responsible authority is satisfied that the building and/or works will not prejudice the preparation and/or implementation of the Development Plan.

2.0 Conditions and requirements for permits

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An application for planning permit must include, as relevant:

- a stormwater management plan detailing how stormwater will be collected and treated within the development. The plan must be prepared to the satisfaction of the responsible authority and must include details of measures to prevent potential off site impacts, terms for cost sharing if the stormwater system must be up-sized to cater for stormwater from surrounding land 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 the design criteria plan and any recommendations made by the assessments and specialist reports submitted in support of the development plan.

3.0 Requirements for development plan

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A development plan must be prepared for all of the land. The development plan may be amended to the satisfaction of the responsible authority. The development plan must demonstrate, as appropriate:

- the proposed subdivision layout of the land, including roads, access, areas of open space, drainage retention areas, and any staging of the development;
- the relationship of the land to the adjoining land and treatment(s) at the interface with existing ongoing and future land uses, particularly those with potential amenity impacts;
- the location of any significant environmental, cultural, heritage and/or ecological (faunal and/or floral) features including fauna and remnant vegetation; and
- stormwater management methods, including the location of any on-site drainage retention facilities and demonstration that there will be no adverse off site impacts.

The development plan must include, where required by the responsible authority:

A *Design Criteria Plan* which addresses:

- building height, bulk, materials and appearance that specify:

- a positive contribution to the public realm, through the use of clear glazing, architectural features, defined entries and visually interesting treatments to the front of buildings;
- minimisation of outside storage areas, and if they are required, location at the sides or rear of buildings;
- designated waste storage areas, screened from view of the street;
- use of high quality contemporary materials in muted tones;
- visually permeable fencing along front boundaries;
- signage being integrated into the design of the building/s;
- provision of landscaping, including:
 - appropriate landscaping buffers along the public perimeters, and where the site abuts an alternate zone, a wider buffer with a minimum width of 5 metres;
 - treatments to break up large hard-surfaced areas, including car parking; and
 - the screening of car parking, truck parking compounds, shipping containers and storage areas.

A *Traffic Management and Impact Mitigation Plan* to the satisfaction of the Responsible Authority and Vicroads that provides for:

- minimising vehicular traffic movements through the built up areas of Nagambie;
- the works necessary to accommodate traffic generated by the development;
- mitigation mechanisms to address any adverse impacts including noise of the development;
- any works required on the Goulburn Valley Freeway where new access is proposed to the Freeway;
- appropriate access, circulation, and loading/unloading facilities; and
- the trigger points for any additional traffic infrastructure.

An *Ecological Assessment* of the subject land, comprising a flora and fauna survey, which, among other things, identifies the health and habitat value of all native vegetation and implements the recommendations in the design response.

A *Flood Management Plan*, approved by the responsible authority that includes:

- measures to minimise any adverse off site flooding; and
- confirmation of the level of fill required for the land.

An *Infrastructure Provision Plan* approved by the responsible authority which makes arrangements for the owner or developer or both, to meet or contribute to the cost of infrastructure and utilities, both on and off the site.

The infrastructure provision plan must address:

- the provision of any necessary infrastructure or utilities;
- the provision of drainage and earthworks;
- the provision of internal and external road works;
- the provision of landscaping;
- the provision of any other incidental works;
- the staging and timing of works;

- the securing of infrastructure and utility provision requirements via a section 173 agreement or agreements or via other acceptable means; and
- the provision of road works and or treatments external to the site to mitigate any impacts on the operation and function of the arterial network to the satisfaction of VicRoads; and any other matter reasonably required by the responsible authority associated with the development.