

18/03/2010
C137

SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY

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

BALLARAT GOLF CLUB REDEVELOPMENT

This schedule applies to land known as Crown Allotment 2006 and 1800 Sturt Street, Alfredton.

The objective of this schedule is to ensure that redevelopment of the land is undertaken in a manner, layout and intensity consistent with the character of the area and the landscape values of the land, particularly through:

- Substantial retention of existing mature trees.
- Integration of development with the development pattern and road/pedestrian network of the surrounding area.
- Management of stormwater and recycled water, if applicable.
- Protection of the heritage values of the adjacent Avenue of Honour and Arch of Victory.

1.0

27/09/2007
C81

Requirement before a permit is granted

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority, for the following:

- A fence.
- Minor extensions, additions or modifications to any existing use or development.

2.0

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Conditions and requirements for permits

Any permit should include conditions which address, where appropriate, the following matters:

- The rate of storm water flow from the site which should not be increased as a result of any redevelopment of the land.
- Containment of contaminated stormwater within the site.

3.0

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Requirements for development plan

A development plan must include:

- An indicative lot layout and road network for the whole of the land, including the location of public open space and higher density of development within a central part of the site.
- Details of the use of the land and the staging of the development.
- A description of how the proposal relates to existing and proposed uses on adjoining land.
- A detailed analysis of the site and surrounding area including topography, all existing features, title boundaries, services, views into and out of the site, and built and landscape features.
- The location and species of all trees with a trunk diameter greater than 200 mm at a height of 1.0 metre above ground level (excluding Radiata Pine (*Pinus radiata*), Monterey Cypress (*Cupressus macrocarp*) and dead trees) must be shown.
- Identification of those trees shown in the survey that are proposed to be removed (excluding *Pinus radiata*, *Cupressus macrocarpa* and dead trees) to enable construction of roadways and provision of services, and consideration of layout of lots to tree location.
- A detailed landscape concept plan prepared by a Landscape Architect.
- Appropriate arrangements for the preservation of existing vegetation, and the provision of additional vegetation.
- Appropriate vegetation offsets to protect the Plains Grassy Woodlands.

BALLARAT PLANNING SCHEME

- Traffic management responses that include the provision of suitable linkages between the site and adjoining road, and bicycle and pedestrian transport infrastructure.
- Identification of heritage elements external to the site, and the means by which any proposed use and development will be managed to have the least impact on these elements.
- Information detailing how the plan provides for sensitive stormwater design treatments based on the City of Ballarat 'Site Stormwater Management Systems Policy', August 2004.
- No more than two entrances to the site (including both the golf course and residential development) from Sturt Street, located to the west of the Arch of Victory, unless it can be demonstrated that traffic management and heritage issues relating to the Arch of Victory can be resolved to the satisfaction of the Responsible Authority and VicRoads.