

10/11/2011
C86**SCHEDULE 17 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO17****52 JAMES STREET LANG LANG****1.0**10/11/2011
C86**Requirement before a permit is granted**

The Responsible Authority can consider an application for minor works before a development plan has been approved. All proposals for minor works must be accompanied by a report demonstrating that they will not prejudice the future development of the land in an integrated manner.

Before a permit for subdivision or any development other than minor works or extension to an existing dwelling is granted, the owner of the land must enter into an agreement with the Responsible Authority under section 173 of the *Planning and Environment Act 1987* to the satisfaction of the Responsible Authority. The agreement must require the owner to:

- construct a footpath on the east side of James Street from the primary school to the southern entry of the development; and
- pay the Department of Sustainability and Environment (DSE) \$20,000 for rehabilitation works located on the adjoining Crown Land.

If the Lang Lang Rifle Club is not relocated: before a permit for subdivision or any development other than minor works or extension to an existing dwelling for any of stages 5 to 8 as shown on the draft plan 'Staging Plan James Street, Lang Lang', prepared by Beveridge Williams and dated 14 December 2010, the applicant must:

- implement any noise control methods and treatments and any precautionary safety works identified as necessary in the approved development plan; or
- enter into an agreement to implement any noise control methods and treatments and any precautionary safety works identified as necessary in the approved development plan, to the satisfaction of the Responsible Authority.

2.010/11/2011
C86**Conditions and requirements for permits**

The following conditions and requirements apply to the subdivision and development of the land:

- Tree protection zones around trees requiring protection measures must be implemented prior to construction works commencing in accordance with the Carrington Park Estate Site Rehabilitation Management Plan, December 2010.

3.010/11/2011
C86**Requirements for development plan**

The development plan must include:

Subdivision Layout

An indicative subdivision layout for the land showing:

- The staging of the subdivision of the land
- The proposed use and development of the land
- The size and dimensions of lots proposed generally in accordance with the Lang Lang Township Strategy, July 2009
- The location of trees requiring protection measures
- The relationship of the land to existing or proposed uses on adjoining land to achieve the integrated subdivision of the land, including the Little Lang Lang River and the Lang Lang Primary School

Details of how the proposed development responds to the character guidelines for Precinct 5 – New Residential Estates in the Lang Lang Township Strategy, July 2009.

Open Space

An open space plan showing proposed open space, recreation and path facilities including:

- The development of encumbered areas adjoining the Lang Lang Primary School and Crown land to be suitable for use for open space purposes generally in accordance with the draft landscape master plan prepared by Beveridge Williams and dated 21 February 2011.
- Shared paths throughout the open space to link the land to adjoining uses.
- Location of recreation facilities.

Traffic

A clear, legible and convenient road network and pedestrian/bicycle network within and leading to the development, demonstrating appropriate road layout, traffic management and construction standards.

Landscaping

An indicative landscape plan showing:

- The location of all landscaped areas.
- The treatment of the interface between the open space areas and:
 - Crown land located to east and west
 - Little Lang Lang River; and
 - Lang Lang Primary School
- The revegetation of open space areas.
- Existing remnant trees to be retained.

Environment

- Details of any impacts of the development on biodiversity values in the adjoining Crown land, such as by altered hydrology or the introduction of pest plant and animals, and how those impacts will be addressed, to the satisfaction of the Department of Sustainability and Environment.
- The provision of suitable buffer zones along all boundaries adjoining native vegetation to the satisfaction of the Department of Sustainability and Environment.

Acoustics and safety

If the Lang Lang Rifle Range is not relocated, details of:

- noise control methods and treatments, including an acoustic assessment report if necessary, to ensure that no residences will be subject to noise in excess of the maximum allowable noise limit (assessed in accordance with the EPA's *Interim Gunshot Noise Guidelines*, N6/91, dated 26 February 1991) from the Lang Lang Rifle Range; and
- any necessary precautionary safety works as a result of the operation of the Lang Lang Rifle Club, including a risk assessment report if necessary.