

23/03/2006
C17**SCHEDULE 7 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO7**.

COMMON ROAD, INVERLEIGH – LOW DENSITY RESIDENTIAL NODE

This Schedule applies to land south of Common Road, Inverleigh that extends the Low Density Residential node north of Inverleigh towards the west. The land is generally zoned Low Density Residential Zone and the Development Plan is required to ensure a number of site specific requirements have been met.

1.023/03/2006
C17**Requirement before a permit is granted**

A permit may be granted to construct a single dwelling and associated outbuildings on any lot existing at the approval date, provided it is the only dwelling on the lot, before a development plan has been prepared.

2.023/03/2006
C17**Conditions and requirements for permits**

A permit to subdivide the land must include the following conditions:

- All residential development must be serviced with sealed roads.
- A coloured concrete footpath to the satisfaction of the responsible authority must be provided along at least one side of each proposed road within the subdivision and Common Road fronting the subdivision.
- Common Road must be upgraded to a 6.2 metre seal width with appropriately designed shoulders and drains along the sites frontage to the satisfaction of the responsible authority.
- The owner of the land must enter into an agreement pursuant to Section 173 of the *Planning and Environment Act 1987* with the Golden Plains Shire Council requiring:
 - The transfer of all public open space to the Golden Plains Shire Council. The open space contribution must include all land below the 80 metre contour line along the Leigh River escarpment and a strip of land not less than 10 metres wide or greater than 15 metres wide running the full distance of the western property boundary.

3.023/03/2006
C17**Requirements for development plan**

The Development Plan must include:

- A report outlining the relationship of uses on the proposed land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses. In particular, this report is to address the rural/urban interface issues along the western boundary of the subject land and the adjoining operating farming property.
- A Land Capability Assessment undertaken in accordance with Environment Protection Authority Publication 746.1 *Land Capability Assessment for Onsite Domestic Wastewater Management 2003* which demonstrates that wastewater can be treated and retained within each proposed allotment of the subdivision successfully.
- A Stormwater Management Plan detailing how stormwater will be collected and treated within the subdivision and identifying the proposed methods for disposing of stormwater, with particular emphasis on the removal of sediment, prevention of erosion, mitigation of flows and ultimately the protection of the Leigh River to the satisfaction of the responsible authority.
- An archaeological survey, which will locate, record and assess Aboriginal sites and post – settlement places and objects of cultural and historical significance on the subject land. A qualified Archaeologist must conduct the survey and the recommendations of the survey will

guide the subdivision design and layout of the development and set out the management practices required to preserve, protect and enhance the identified sites. The Archaeological Survey is to be completed to the satisfaction of the responsible authority.

- A Flora and Fauna Management Plan that:
 - Identifies remaining stands of mature trees to be protected and specify management prescriptions necessary to enhance the health of existing stands and promote the recruitment of new plants;
 - Considers potentially threatening processes, as identified within the *Flora & Fauna Guarantee Act 1988* and recommend how they should be mitigated or managed. In particular, consideration should be given to mature trees which provide valuable hollows used by native fauna for habitat;
 - Identifies building and effluent envelopes for each allotment to ensure mature vegetation is protected; and
 - Provides a plan guiding the installation of utility infrastructure such as roads and reticulated services. This plan builds on the identification of mature stands of trees to be protected and illustrates the three (3) metre exclusion zone radiating from the tree drip line (extent of crown) where the provision of infrastructure is discouraged from locating within.
- An open space plan which identifies land to be transferred to Golden Plains Shire Council for the purposes of public open space. Specifically, all land below the 80 metre contour line along the Leigh River escarpment and a strip of land not less than 10 metres wide or greater than 15 metres wide running the full distance of the western property boundary including a 3 metre wide gravel track is to be contributed as open space.
- A plan identifying building and effluent envelopes for each lot to be created.
- A Landscaping Plan including recommendations of the Flora and Fauna Management Plan and the location and species of proposed vegetation. Proposed species are to be of local provenance.
- Suitable road, cycle and pedestrian linkages between the site, recreation/open space, the central Inverleigh township area and other residential areas. In particular, traffic calming measures to be implemented for any proposed extension of Rankin Road must be identified.
- The staging and anticipated timing of development.
- An overall design response that incorporates all of the appropriate elements listed above into a single plan demonstrating how the subdivision has responded to the requirements of the Development Plan.