

03/09/2009
C38**SCHEDULE 9 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO9**.

BARRABOOL VIEWS LOW DENSITY RESIDENTIAL DEVELOPMENT

This Schedule applies to land north of Common Road; and south west of Hope Plains Road, Inverleigh. The land is zoned Low Density Residential Zone and the Development Plan is required to ensure a number of site specific requirements have been met as part of subdivision.

1.003/09/2009
C38**Requirement before a permit is granted**

A Development Plan must be approved by the responsible authority prior to a planning permit being granted to subdivide the land into two (2) or more allotments, or prior to granting a planning permit for a dwelling or ancillary buildings.

2.003/09/2009
C38**Conditions and requirements for permits**

- All residential development must be serviced with sealed roads.
- A concrete footpath 1.2 metres in width is to be provided along at least one side of each proposed road within the subdivision in addition to a concrete footpath along one side of Common Road fronting the subdivision and Faulkner Road unless already provided to Council's standards to improve pedestrian safety and accessibility.
- Common Road be upgraded to a 6.2 metre seal width along the frontage of the site with appropriately designed shoulders and drains to the satisfaction of the responsible authority.
- Faulkner Road be upgraded to a 6.2 metre seal width along the frontage of the site with appropriately designed shoulders and drains to the satisfaction of the responsible authority. An agreement is to be prepared to co-ordinate the construction of Faulkner Road with the owner of the land on the east side of Faulkner Road (No. 44 Lot 8 LP133642, Parish of Carrah, Inverleigh).
- Hopes Plains Road be upgraded to a 6.2 metre seal width along the frontage of the site and the intersection with Faulkner Road upgraded to the satisfaction of the responsible authority.
- A Section 173 agreement for all lots must be prepared to the satisfaction of the Responsible Authority to ensure:
 - No further subdivision;
 - Payment of Public open space contribution;
 - Developer contributions set out in the letter dated Monday 30th March 2009 to the responsible authority from Jim Ramsey; and
 - Acknowledgement of the adjoining rural land uses and the implications of living adjacent to an operating farming property. The agreement will inform all future owners of the proposed lots that from time to time there may be off-site affects associated with the neighbouring rural use. Please refer to the endorsed memorandum dated 25th June 2008 that details possible affects in preparing the appropriate information within the Section 173 to the satisfaction of the responsible authority.
- A Section 173 agreement must be prepared to the satisfaction of the Responsible Authority specifically for the current Lot 1 LP128473, Parish of Carrah which prohibits horses or livestock from being kept on the land.
- A Section 173 agreement must be prepared to the satisfaction of the Responsible Authority implementing the Clover Glycine Land Management Plan to the appropriate land.

- A Section 173 agreement must be prepared to the satisfaction of the Responsible Authority implementing the Land Management Plan for all lots abutting the Inverleigh Golf Course and Inverleigh Nature Conservation Reserve.

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Requirements for development plan

The Development Plan must include:

- A Stormwater Management Plan considering contributing catchments and pre and post development flows; which details 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 and mitigation of flows to the satisfaction of the responsible authority.
- A Land Management Plan prepared by an appropriately qualified professional and applied to all lots which possess the Clover Glycine. The Management Plan needs to ensure the area of Clover Glycine is adequately protected.
- A Land Management Plan must be prepared by an appropriately qualified professional and applied to all lots abutting the Golf Course and Inverleigh Nature Conservation Reserve relating to management/ownership obligations, including maintenance and management of a 30 metre fire buffer from the common boundary between the Inverleigh Golf Course and adjoining lots, vegetation protection and planting of new species outside the buffer, drainage, management of domestic pets and weeds, and minimisation of direct access to Crown land. These requirements will then pass to individual land owners following subdivision.
- An infrastructure servicing report must be prepared considering current Lot 1 LP LP128473, Parish of Carrah. The report must identify how removal of vegetation including Clover Glycine is avoided, ensure no harmful processes which may impact on vegetation and demonstrate compatibility with environmental objectives as part of providing services and infrastructure.
- 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 plan identifying building, driveway, effluent and vegetation protection envelopes for each lot to be created. The envelopes must be located outside of the 30 metre setback (fire buffer referred to above) to ensure development is excluded from this area.
- A Flora and Fauna Management Plan including, recommendations of the Flora & Fauna Assessment and the location and species of proposed vegetation. Proposed species are to be of local provenance. This plan must also identify a firebreak along the common boundary between the Golf Course and the proposed subdivision and concentrated native planting along the Hopes Plains Road boundary within the proposed lots.
- A traffic impact assessment report which considers the impact of traffic movements at the intersections of the Common Road and Hopes Plains Road with the Hamilton Highway. The assessment shall consider the impacts of traffic generated by the subject land in addition to pre-existing traffic.
- The assessment should identify projected traffic volumes, the impacts of the increased traffic and the necessary treatments to mitigate these impacts (such as turning lanes). The assessment must address the management of mitigation works.
- The traffic impact assessment report and mitigating works must be completed to the satisfaction of VicRoads and the Responsible Authority. All works must be carried out at no cost to VicRoads or the Responsible Authority.

GOLDEN PLAINS PLANNING SCHEME

- Land adjoining the Crown land comprising the Inverleigh Nature Conservation Reserve and Inverleigh Golf Course and the land adjoining Hopes Plains Road must be developed with minimum lot sizes of 2 hectares.
- All lots outside of the 2 hectare minimum area must be at least 1 hectare in size as shown on the Inverleigh Structure Plan (2005) and must respond to environmental considerations. Where environmental constraints are evident, lots may need to exceed 1 hectare.
- Suitable road, cycle and pedestrian linkages between the site, recreation/open space, the central Inverleigh township area and other residential areas.
- The staging and anticipated timing of development.
- 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 satisfactorily.
- 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.