

16/10/2014
C61**SCHEDULE 14 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO14**.

YELLOWGLEN LOW DENSITY RESIDENTIAL DEVELOPMENT

This schedule applies to land located between Whites Road and Bykersmas Road in Smythesdale. The land is zoned Low Density Residential and the Development Plan is required to ensure a number of site specific requirements are met.

1.016/10/2014
C61**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 to construct a single dwelling and associated outbuildings on any lot created before the approval date of Amendment C61, provided it is the only dwelling on the lot.

2.016/10/2014
C61**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 to the satisfaction of the responsible authority.
- All residential development must be connected to reticulated sewerage and water infrastructure to the satisfaction of the responsible authority and Central Highlands Water Authority.
- A Section 173 Agreement applied to all lots within 500 metres of the Smythesdale Landfill Premises boundary (land zoned Special Use Zone 2) which acknowledges that part or all of the lot is within 500 metres of the Smythesdale landfill premises (land zoned Special Use Zone 2) and the Smythesdale landfill is a site of regional significance and will be in operation for an indefinite period of time.
- A Section 173 Agreement or restriction applied to all allotments (excluding super lots for staging if applicable) preventing any further subdivision.

3.016/10/2014
C61**Requirements for development plan**

The development plan must include:

- A subdivision layout plan showing the location, dimension and area of all lots. This plan must be referred to Central Highlands Water. Any development within the south eastern area of the site must be generally consistent with the 'Proposed Subdivision Layout Lake Yellowglen' drawing no: 11118-01-DPO1-11 prepared by TGM dated 28 January 2014.
- A plan showing existing surface contours at 0.25m interval to AHD.
- An overall landscaping plan that includes any vegetation that is proposed to be managed for the purposes of providing defensible space and any necessary arrangements for preserving or regenerating existing vegetation.
- An open space plan which identifies land to be dedicated for the purposes of public open space and its proposed management.
- A Stormwater Management Plan which identifies natural drainage lines and floodway's, and provides for the integration of stormwater outfall, retardation and treatment into the landscape and the protection of water quality. The report must consider the impact and management of stormwater generated by the development, provision of upstream catchments, details of stormwater outfall and proposed management and ongoing maintenance of existing dam. The report must be completed to the satisfaction of the responsible authority.
- A Traffic Impact Assessment Report which:

- Considers the impact and management of traffic movements to and from the subject land. The report must consider the impact of traffic generated by the subject land in addition to pre-existing traffic and include proposed improvements and upgrades to the existing surrounding road network
- Considers the impact of traffic movements at the intersections of the Glenelg Highway/Whites Road, Glenelg Highway/Heales Street and Glenelg Highway/Gardens Street. The assessment must consider the impacts of traffic generated by the fully completed Yellowglen development, namely the area within the Development Plan Overlay-Schedule 14
- Identifies projected traffic volumes, the impacts of increased traffic and treatments to mitigate these impacts. The assessment must also consider pedestrian and cycle links to the Smythesdale town centre. The report must recommend staging of works (if appropriate) and mechanisms to fund the works.
The traffic impact assessment report and any mitigating works (if required) 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.
- A Cultural Heritage Management Plan if required by the *Aboriginal Heritage Act 2006*.
- A Bushfire Management Report. The report must show:
 - That all lots created can achieve defendable space separation from building envelopes to the adjoining private bush properties.
 - The provision of adequate water supply to facilitate fire fighting for all lots created.
- A Flora and Fauna Assessment Management Plan to assist in the protection and management of any identified environmental assets to the satisfaction of the responsible authority.
- Details of existing vegetation to be retained and trees to be removed. This must include a written explanation of the steps that have been taken to:
 - Avoid the removal of native vegetation that makes a significant contribution to Victoria's biodiversity.
 - Minimise impacts on Victoria's biodiversity.
 - Provide an offset in a manner that makes a contribution to Victoria's biodiversity that is equivalent to the contribution made by the native vegetation to be removed.
- Where required, a Flood Risk Report that must consider the following, where applicable:
 - Whether the proposed use or development could be located on flood free land or land with a lesser flood hazard outside of the identified flood extent.
 - The susceptibility of the development to flooding and flood damage.
 - The potential flood risk to life, health and safety associated with the development.
 - A flood study to address flood risk factors including (but not limited to):
 - The frequency, duration, extent, depth and velocity of flooding of the site and access way during a 1% AEP flood event.
 - The flood warning time available.
 - The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or access way is flooded.
 - The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities. No floodplain storage is to be lost as part of any development.

- The effects of the development on river health values including wetlands, natural habitat, stream stability, erosion, environmental flows, water quality and sites of scientific significance.

The development plan must include a subdivision layout plan which:

- Ensures any lot fronting and within 75 metres of Bykersmas Road is a minimum of 1 hectare, with a minimum frontage of 100 metres. This only applies to land north of Lot 7 on Plan of Subdivision 608426 to the intersection of Craddocks Road. These lots must not be accessed directly from Bykersmas Road.
- Provides for main vehicle access points towards the south of the site to minimise traffic impacts on adjoining properties to the north.
- Provides convenient and safe pedestrian and cycle networks with linkages to adjoining development, open space and facilities such as schools, shops and sporting grounds.
- Includes wide road reserves capable of accommodating services, footpath infrastructure and landscaping.
- Details of road reserve widths including typical cross sections of each road type and intended function of road (e.g. bike path, drainage, landscaping)
- Details of proposed sewer rising main and proposed water main alignment external to the subject site.
- Makes provision for waterway corridors of recommended width along the full extent of designated waterways within the subject property. Tributaries of these waterways must also be protected with a buffer.
- Considers the topography of the land, particularly with regard to the provision of useable open space, site elements such as vegetation, waterways or other significant features and physical infrastructure such as roads, reticulated services (water, sewer, drainage), retardation basins and stormwater quality treatment
- Shows the location of any major infrastructure easements both internal and external to the site
- Identifies development stages if proposed.