

18/07/2019  
C074gpla**SCHEDULE 16 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO16**.

**BARRABOOL VIEWS NORTH****1.0**18/07/2019  
C074gpla**Objectives**

None specified.

**2.0**18/07/2019  
C074gpla**Requirement before a permit is granted**

None specified.

**3.0**18/07/2019  
C074gpla**Conditions and requirements for permits**

The following conditions and/or requirements apply to permits to subdivide land:

- Before the issue of a Statement of Compliance, or any other time which the responsible authority agrees, an all weather perimeter road must be constructed on the western, northern and eastern boundaries of the development plan area to the satisfaction of the responsible authority.
- Before the issue of a Statement of Compliance, or any other time which the responsible authority agrees, all residential development must be serviced with sealed roads that have a minimum width of 25 metres to the satisfaction of the responsible authority.
- Before the issue of a Statement of Compliance, or any other time which the responsible authority agrees, a concrete footpath must be provided along one side of all sealed road within the subdivision to the satisfaction of the responsible authority.
- Before the issue of a Statement of Compliance, or any other time which the responsible authority agrees, Hopes Plains Road must be constructed and sealed from the entry of the subdivision to the corner of Faulkner Road to the satisfaction of the responsible authority.
- All stormwater discharging from the subject site, including to the south through the existing subdivision, shall be limited to pre-development flows or less in accordance with recommendations of a Stormwater Management Plan approved by and to the satisfaction of the responsible authority.
- Before the certification of a plan of subdivision or at such other time which is agreed between the responsible authority and the owner, the owner must enter into an agreement or agreements under section 173 of the Planning and Environment Act 1987 (the Act) which provides for:
  - The prohibition of the construction of buildings, including outbuildings, within the northern, western and eastern interface defendable space areas in accordance with the Land/Bushfire Management Plan.
  - Acknowledgment that the land adjoins rural uses, including operating farming properties, and that at times there may be off-site affects associated with the neighbouring rural use.
  - The construction of upgrade treatments at the intersection of Hopes Plains Road and the Hamilton Highway prior to the issue of Statement of Compliance for the first stage of subdivision.
  - The payment of a \$95,000 contribution for the maintenance of Hopes Plains Road prior to the issue of Statement of Compliance for the first stage of subdivision.

Application must be made to the Register of Titles to register the section 173 agreement/s on the title under section 181 of the Act. The owner must pay the cost of the preparation, (and) execution and registration of the section 173 agreement.

**4.0**18/07/2019  
C074gpla**Requirements for development plan**

A development plan must include the following requirements:

- A site analysis and design response that demonstrates that the proposed subdivision and development will integrate with the adjoining residential development.
- An overall plan that incorporates the recommendations of the Environmental Site Assessment, Stormwater Management Plan, Flora and Fauna Management Plan, Landscape Plan, Onsite Wastewater Management Plan, Land/Bushfire Management Plan and Staging Plan.
- A subdivision layout design that:
  - Provides a 6 metre perimeter road on the north, east and west boundaries of the site for emergency access
  - Provides for all residential development to be serviced with sealed roads that have a minimum road reserve width of 25 meters
  - Makes provision for at least one north-south access road in addition to Hopes Plains Road to enable movement away from bushfire risk associated with the Inverleigh Nature Conservation Reserve
  - Integrates road access with the existing residential development to the south via Falkirk Crescent
  - Provides that no lot directly adjoins the Inverleigh Golf Course or Inverleigh Nature Conservation Reserve unless separated by a perimeter road
  - Provides for future subdivision and development in accordance with the *Infrastructure Design Manual*, Local Government Infrastructure Design Association.
- An Environmental Site Assessment prepared by a suitably qualified environmental professional that:
  - Provides a detailed assessment of potential contaminants on the land
  - Provides clear advice on whether the environmental condition of the land is suitable for the proposed use/s and whether an environmental audit in accordance with Part IXD of the Environment Protection Act 1970 of all, or part, of the land is recommended having regard to the Potentially Contaminated Land General Practice Note June 2005 DSE.
  - Where the Environmental Site Assessment determines an environmental audit is required, provides advice confirming that: (a) a Certificate of Environmental Audit has been issued in accordance with Section 53Y of the Environment Protection Act 1970; or (b) a Statement of Environmental Audit has been issued in accordance with Section 53Z of the Environment Protection Act 1970 and the site is suitable for the intended use(s).
- A Stormwater Management Plan that:
  - Details how stormwater will be collected and treated within the subdivision and identifying the proposed methods for disposing of stormwater
  - Identifies how all stormwater discharging from the subject site, including through the south through the existing subdivision, shall be limited to pre-development flows or less.
- A Flora and Fauna Management Plan that:
  - Incorporates the findings of the Land/Bushfire Management Plan
  - Identifies and provides assessment of the health and recommended treatment for all scattered trees
  - Identifies vegetation protection envelopes for all lots containing mature trees where all vegetation envelopes must be wholly contained within a single proposed allotment.

## GOLDEN PLAINS PLANNING SCHEME

- A Landscape Plan that:
  - Incorporates the findings of the Flora and Fauna Management Plan
  - Identifies the proposed location and species of proposed vegetation.
- A Land Capability Assessment undertaken in accordance with Environment Protection Authority Publication 891.4 Code of Practice – Onsite Wastewater Management, or as amended, which demonstrates that wastewater can be treated and retained within each proposed allotment.
- A Land/Bushfire Management Plan prepared by an appropriately qualified professional in consultation with the Country Fire Authority and the responsible authority . The Plan must be generally in accordance with the Bushfire Planning Assessment, 230 Hopes Plains Road, Inverleigh, 29 June 2019 by Ecotide and Addendum to Bushfire Planning Assessment, 230 Hopes Plains Road, Inverleigh, 29 June 2019 by Ecotide. The plan must:
  - Identify development areas capable of meeting a BAL - 12.5 rating under *AS 3959-2009 Construction of Buildings in Bushfire-prone Areas* (Standards Australia, 2009) and design measures to restrict development outside these areas
  - Identify design measures to mitigate bushfire risk, including suitable separation distances and management of vegetation
  - Provide for a 6 metre wide emergency access and egress perimeter road constructed to an all-weather standard around the western, northern and eastern boundaries of the area. The perimeter road must be trafficable to allow emergency vehicle access and egress, clear of any obstructions and gated at all entry points.
- A Staging Plan.