

03/08/2017
C77

SCHEDULE 8 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO8**.

HORSHAM ARTISTS IN RESIDENCE

1.0

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Requirement before a permit is granted

An overall development plan must be prepared for the entire area affected by DPO8 to ensure a co-ordinated and comprehensive approach to the development of the land.

2.0

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Conditions and requirements for permits

The following conditions apply to permits:

- All roads which provide direct access to the Horsham Artist in Residence site must be sealed or otherwise treated to the satisfaction of the Responsible Authority.

3.0

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Requirements for development plan

A development plan must include the following requirements:

- General consistency with the development concept plan as shown in Figure 1.
- An overall development plan for the Horsham Artist in Residence site, showing how the facility and its immediate curtilage are to be developed.
- A Site Management Plan that addresses;
 - Each use proposed to operate from the site.
 - Operating hours for each use.
 - Carparking requirements for each use.
 - An emergency management response.
 - The ongoing management and maintenance of any unsealed road or accessway.
 - Staging of development.
 - All car parking areas to be located in the vicinity of the Horsham Artist in Residence building.
- Identification of how cultural heritage matters are to be managed through subdivision.
- Connectivity to existing road network via internal vehicle access ways constructed to an all weather standard. The access roads and internal accessways are to be constructed to a minimum load limit of 15 tonne with a trafficable width of 4 metres, and to be provided with 20 metre long by 6 metre wide passing bays every 200 metres.
- Internal vehicle and pedestrian circulation.
- Vehicle entry point to be located at least 60 metres north of the shared boundary with Lot 1 on Plan of Subdivision 308873 on Pearsons Road.
- Provision of appropriate arrangements for necessary physical infrastructure, including waste water management, drainage works, retention and management of storm water, power and telecommunications.
- Provision of an overall landscaping plan, including screen planting of vehicle entry points, and screen planting of the common boundary with Lot 1 on PS308873W.
- Identification of proposed water supplies, storages and systems required for fire fighting purposes.

HORSHAM PLANNING SCHEME

- Identification of how environmental risks relevant to the land (fire and flooding) are to be addressed and managed.
- Identification of how the development responds to other land uses in the area.

Figure 1: Development Concept Plan

