

SCHEDULE 20 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO20**.

CAMPBELL ROAD, RIDDELLS CREEK, RURAL LIVING AREA

This schedule has been developed:

- To coordinate development and provide an integrated and safe road and path network connecting land within the development plan area with neighbouring land.
- To provide for a range of lot densities that responds to and manages site features and constraints.
- To strategically manage the features and constraints of the development area.
- To protect and manage Jacksons Creek, its escarpment and tributaries.
- To allow for the long term provision of a linear park adjacent to Jacksons Creek.
- To provide off-road bicycle, pedestrian and horse linear trails connecting Gisborne and Riddells Creek.
- To provide sustainable access to water supplies and allow natural run-off to be maintained to waterways within and connecting with the area.

This schedule applies to land as shown on Planning Scheme Map Nos. 37DPO and 38DPO.

1.0

Requirement before a permit is granted

A permit may be granted before a development plan has been approved to the satisfaction of the responsible authority for:

- A dwelling, including outbuildings, on an existing lot provided that it is the only dwelling on the lot.
- Minor buildings and works associated with an existing use or development.

Development Contributions

Detail and costings for development contributions are required for the provision of infrastructure within this area where the development impacts on infrastructure demand beyond the developable area including social and road network infrastructure. Where a development contributions plan has not been incorporated into this scheme, the owner may enter into an agreement under section 173 of the Planning and Environment Act 1987 providing for development contributions to the satisfaction of the responsible authority, or provide an alternative option to secure the provision of this infrastructure to the satisfaction of the responsible authority.

2.0

Conditions and requirements for permits

Application requirements

All applications under sub-clause 1.0 must be accompanied by the following reports to the satisfaction of the responsible authority:

- a report demonstrating that the proposal will not prejudice the preparation and approval of a development plan or the integrated future development of the land; and
- a report which demonstrates the capacity of infrastructure to service the development.

All applications to subdivide land must be accompanied by soil and water reports demonstrating the capacity of infrastructure to service the subdivision, manage effluent, treat and retard storm water and reduce any downstream soil and water impacts of development.

All applications for subdivision of lots containing native vegetation must include a plan that delineates building envelopes and fire protection buffers outside the building envelopes, that maximise the retention of existing native vegetation.

Permit conditions

A permit must include condition/s, as relevant, providing for the following:

- Any requirements or conditions set out in an approved development plan.
- Before the issue of a statement of compliance, all lots must be connected to potable reticulated water and any reticulated services must be installed underground.
- Before the issue of a statement of compliance, all lots must be serviced with sealed, all weather public roads fit for fire fighting purposes at the cost of the owner.
- Before the issue of a statement of compliance:
 - Any areas within 30 metres of the drainage line or native vegetation to be protected are to be fenced with appropriate stock exclusion fences. Fencing must be designed to minimise the impact of free ranging wildlife to the satisfaction of the responsible authority.
 - The stock exclusion area along the drainage line is to be revegetated using suitable native plant species of local provenance to the satisfaction of the responsible authority.
- Before the certification of a plan of subdivision, or at such other time which is agreed in writing by the responsible authority, the owner must enter into an agreement or agreements under section 173 of the *Planning and Environment Act 1987* which provides that:
 - Adequate stock exclusion fencing along the drainage line is to be maintained at all times to the satisfaction of the responsible authority.
 - No livestock shall be permitted to enter the fenced areas along the drainage line.
 - A dwelling must not be occupied until 10,000 litres of effective water supply for fire fighting purposes is provided which meets the following requirements:
 - Is stored in an above ground water tank constructed of concrete or metal.
 - All fixed above-ground water pipes and fittings required for fire fighting purposes must be made of corrosive resistant metal.
 - The water supply must incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting).
 - The water supply must include outlet/s of the water tank that are within 4 metres of the access way and unobstructed.
 - The water supply must be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA.
 - The water supply must include any pipework and fittings that are a minimum of 65 mm (excluding the CFA coupling).
 - The owner of the land incorporating Jacksons Creek must provide and maintain a perimeter road/fire access track adjoining the top of the escarpment in a trafficable condition suitable for it to be used as a fire access track to the satisfaction of the Country Fire Authority and the responsible authority. The perimeter road/fire access track must be maintained with an all-weather surface; a minimum 4 metre width; clear of encroachments for at least 0.5 metre on each side and 4.0 metres vertically; and with curves with a minimum internal radius of 10 metres, or otherwise to the satisfaction of the Country Fire Authority and the responsible authority.
 - The owner of any lot containing the fire access track must ensure that free and unrestricted access to the perimeter road/fire access track is provided for the Country Fire Authority and responsible authority at all times.
 - All occupied dwellings must have an all-weather access with a minimum trafficable width and height of 4 metres, and a load limit of at least 15 tonnes.

- A dwelling must not be occupied until 10,000 litres of effective water supply for fire fighting purposes is provided. All new dwellings must provide an area of defendable space for a distance of 60 metres around the proposed building where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:
 - Grass must be short cropped and maintained during the declared fire danger period.
 - All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
 - Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
 - Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
 - Shrubs must not be located under the canopy of trees.
 - Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
 - Trees must not overhang or touch any elements of the building.
 - The canopy of trees must be separated by at least 5 metres.
 - There must be a clearance of at least 2 metres between the lowest tree branches and ground level.
- Before the issue of a statement of compliance unless otherwise agreed in writing by the responsible authority:
 - On existing and proposed lots less than 4 hectares, existing man-made dams, reservoirs and bodies of water must be filled and compacted in accordance with relevant Australian Standards. The land must be filled in a manner that does not:
 - Cause a nuisance on nearby land through the emission of dust.
 - Adversely affect the drainage of adjacent land through sediment and the like.
 - Affect the overflow paths.
 - Compaction test results and a report prepared by a suitably qualified geotechnical engineer must be prepared to the satisfaction of the responsible authority, certifying that the filling has been properly carried out.
- Before the issue of a statement of compliance, all boundaries to public reserves including road reserves must be fully fenced to the satisfaction of the responsible authority and at the expense of the proponent.

3.0

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Requirements for development plan

A development plan, which may consist of plans and other documents, must be prepared to the satisfaction of the responsible authority. Only one development plan may be approved for the entire area covered by this Schedule. The development plan must be generally in accordance with the concept plan below and must include the following:

General

A site analysis plan that identifies the key attributes and constraints of the land and its context, including:

- Topographical features.
- Landscape features.
- Existing buildings and infrastructure (including dams).

- The relationship between the land and any existing and proposed use and development on adjoining land.
- Any other relevant elements or features of the land and its surrounds.
- For each lot containing native vegetation, the delineation of building envelopes and fire protection buffers outside the building envelopes that maximise the retention of existing native vegetation.
- The subdivision and development of land is to be undertaken in a manner that seeks to retain remnant native vegetation. Native vegetation is to be generally protected through the creation of public reserves or by the provision of building envelopes that exclude development from areas containing remnant native vegetation.

Land capability assessment

A land capability assessment which demonstrates the capacity of infrastructure to service the proposed lot density of the development; retain waste water on site; treat, retard and reduce stormwater; and reduce any impacts on soil and water downstream of the development; demonstrating:

- Compliance with State and local policies on effluent and stormwater disposal.
- That soil type and environmental conditions within the catchment can treat the proposed number of effluent disposal systems, within both the development site and the surrounding area.

Biodiversity and heritage assessments

Assessments (that have been approved by relevant agencies where necessary) that inform the subdivision design, road layout, pedestrian connections and treatments of waterways and drainage corridors, including:

- A flora and fauna assessment.
- A heritage and archaeological assessment and management plan providing for heritage and archaeological sites, plants and/or vegetation to be appropriately identified, protected and incorporated into the development.

Infrastructure provision plan

An infrastructure provision plan that addresses:

- Arrangements for the provision of infrastructure and utilities.
- The provision of drainage and earthworks, including cut and fill, the filling of any dam or reservoir of water in accordance with a report prepared to the satisfaction of the responsible authority and relevant water authority.
- The provision of road works both internal and external to the development plan area.
- The provision of landscaping.
- The staging of other incidental works.

Sustainable development

A sustainable development plan which identifies environmental assets and initiatives to be implemented as part of the development activities on the site, including, but not limited to, how the principles of water sensitive urban design are to be achieved in subdivision and development; how significant flora / fauna / biodiversity / revegetation may be integrated into the overall development plan.

Subdivision layout concept

Subdivision layout concept plans and an accompanying report which illustrate:

- Proposed interface treatments to buffers adjoining developed lots outside the development area, such as setbacks, building envelopes and landscaping as appropriate.
- How the subdivision layout responds to the natural topography of the land and assets of the area and integrates with the surrounding area.
- How the subdivision and development of the land is to be undertaken in a manner that applies the three step approach of avoid, minimise and offset removal of remnant native vegetation. Native vegetation is to be generally protected through the creation of public reserves or by the provision of building envelopes that exclude development from areas containing remnant native vegetation.
- How fragmented ownership of any drainage line is to be minimised through a considered subdivision layout.
- The stages, approximate lot yield and a timetable of staging of the subdivision where appropriate. In order to prevent leapfrog development and the oversupply of land, staging must be determined having regard to:
 - existing land supply in the locality; and
 - efficient use of existing and future infrastructure.

Traffic management and impact plan

A traffic management and impact plan that provides a subdivision, road and lot layout concept plan for the land, and which illustrates:

- A well-defined, appropriately designed, convenient and safe internal road, cycling, horse trail and pedestrian network that includes a 24 metre wide road reserve for the main east-west road running through the precinct from Andrew Road to Riddell Road.
- Appropriate access points and circulation areas for vehicles, cyclists, horse riders and pedestrians on the existing and future road network.
- Upgrade works necessary to accommodate traffic generated by the development and to mitigate the impact of the development on the surrounding area.
- The location and standard of internal access ways to individual lots with the number of lots served by no-through roads minimised.
- A suitably designed internal road network for land included within the development plan area, which provides for:
 - A north-south and east-west connection through the development plan area.
 - An intersection treatment at:
 - Nolan Road and Riddell Road;
 - Andrew Road, Murray Road and the proposed connection into the development plan area;
 - Campbell Road and Riddell Road; and
 - All new road connections created by the development plan layout.
 - Provision of an additional connection to Riddell Road.
- A road, bicycle and pedestrian network which provides:
 - convenient access to public transport services and links to Campbell Road, Riddell Road and Peters Road which provides:
 - A 2.5 metre wide sealed shared path along one side of the internal road network and 3.6 metre wide horse track separated by a 0.6-0.9 metre landscaping strip or low fencing.

- The provision of a 24 metre wide road reserve that adjoins with the main east – west route.

Landscaping and open space

A landscape concept plan identifying:

- Existing landscape and environmental assets, including native vegetation, trees and other vegetation to be retained.
- Any necessary arrangements for the preservation or regeneration of native vegetation, including a tree protection strategy to protect retained trees during subdivision and / or development and after the subdivision and / or development is completed.
- Measures for the preservation of remnant vegetation along drainage lines, to ensure that the quality and extent of existing remnant vegetation is maintained, stream bank erosion is minimised and water quality is maintained.
- Areas of new planting and planting themes, including:
 - A list of preferred planting species based on the existing vegetation themes and locally indigenous plants appropriate to the site.
 - An overall scheme of landscaping that complements the setting of the surrounding area and the area located within the development plan area.
- The location and layout of all open space.
- A safe and convenient path network providing internal connections and links to external roads and facilities.

4.0

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Decision Guidelines

In assessing a development plan or an amendment to an approved development plan, the responsible authority must consider, as appropriate:

- The views of any relevant authorities.
- The extent to which the subdivision and road layout:
 - Responds to the characteristics of the site taking into account slope, aspect, waterways, existing vegetation, vehicle and pedestrian access and egress points within the development plan area and connections to the existing road network.
 - Provides for the orderly staging of development and supply of services. In order to prevent leapfrog development and the oversupply of land, staging must be determined having regard to:
 - existing land supply in the locality; and
 - efficient use of existing and future infrastructure.
- The need to provide for safe and efficient pedestrian, cyclist, horse rider and vehicle access and ensure that traffic generated by the subdivision does not have a detrimental impact on surrounding properties or roads.
- The environmental, ecological, landscape and cultural values and features of the area affected by the development plan.

Map 1 - Concept Plan

