

09/07/2015
C32**SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO3**.

RURAL LIVING ZONE**1.0**09/07/2015
C32**Requirement before a permit is granted****A. All land:**

Before any planning permit is granted for any use or development of land that the Development Plan Overlay 3 applies to, the responsible authority must consider and be satisfied that the following decision guidelines and performance measures are met:

- The proposed use and/or development is consistent with any approved Development Plan and this overlay schedule.
- Site assessment and design response that addresses site constraints and opportunities, incorporates natural features and achieves environmentally sustainable subdivision and development.
- Future lots and dwelling locations have been determined through a detailed land capability assessment, prepared in accordance with the EPA publication 746.1 *Land Capability Assessment for Onsite Domestic Wastewater Management, March 2003*, that establishes that all effluent from the land and development can be treated, retained and disposed of on the land to comply with the *State Environment Protection Policy - Waters of Victoria and the Septic Tanks Code of Practice, March 2003*.
- Provision of a range of services, including water supply, roads, drainage, telecommunications and reticulated electricity or alternative energy supply.
- The proposal incorporates and meets the following rural living design principles:
 - Compatibility with the site, adjoining land and general area, and minimisation of potential amenity conflicts.
 - Retention and enhancement ('net gain') of biodiversity and existing native vegetation to implement the objective of the *Victoria Native Vegetation Management – A Framework for Action*.
 - Environmentally sustainable subdivision and development to implement catchment and biodiversity objectives of the *Goulburn Broken Regional Catchment Strategy 2003*.
 - Provision and enhancement of existing environmental, riparian and road reserve linkages.
 - Capability of the land to contain onsite effluent disposal systems and that wastewater does not contaminate surface and groundwater quality.
 - Environmentally sustainable stormwater and drainage design and treatment.
 - Road networks, vehicular accessibility and road safety for pedestrians and vehicles.
 - Protection of significant ridgelines and landscapes.
 - Adequate servicing for rural living development to Mansfield Shire Council and service authority standards.

B. Land located to the west of the unmade government road, known as Stoneleigh Road, bound to the east by Monkey Gully Road, Parish of Loyola:

Any development plan for this land must address the issues of:

- Lot layout and the release of the subdivision in a maximum of 6 stages.
- Access to the area from Monkey Gully Road.

- Internal road layout and ability for future road linkages to the Mansfield Township.
- The retention of the unmade government road to provide future pedestrian linkages to the Mansfield Township.
- The protection of remnant native vegetation throughout the land and along Stoneleigh Road reserve.
- Land capability for effluent disposal, and the means of effluent disposal.

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Requirements for development plan

A. All land:

Any development plan for this land must outline and assess:

- Proposed future subdivision and development to allow for the full development and servicing of the land in accordance with the Rural Living Zone.
- Site analysis and response, including natural features, slope, orientation, views, drainage lines, native vegetation, and impact on neighbouring and nearby land.
- Agricultural and other rural uses of the land, adjoining land and nearby land.
- Proposed lot layout and density, including building envelopes and effluent disposal envelopes, if appropriate.
- Internal road layout and external road access, including future road linkages and proposed road surfacing and standards.
- All servicing, including water, sewerage, drainage and stormwater, electricity and telecommunications.
- Effluent disposal requirements based on a detailed land capability assessment.
- Landscape, including protection of ridgelines and need for landscaping.
- Existing native vegetation protection and enhancement.
- Relationship, effect and linkages of proposed use and development of the land to uses and developments on adjoining land and nearby land.
- The stages, if any, in which the land is to be subdivided and developed.

B. Land located to the west of the unmade government road, known as Stoneleigh Road, bound to the east by Monkey Gully Road, Parish of Loyola:

Any development plan for this land must outline and assess:

- Road infrastructure requirements such as the upgrade of the intersection at Monkey Gully Road and staged internal road standards.
- Location and standard of internal access ways to individual allotments.
- Provision of electricity supply and telecommunications.
- Management of stormwater to accord with *Best Practice Environmental Guidelines for Urban Stormwater (CSIRO, 1999)*.
- *General guidelines for Subdivision, Buildings and Works in the Rural Land Study (Shire of Mansfield, 1993)*.
- The requirements of all relevant referral authorities.
- Location of natural drainage lines and corridors.
- Provision of building envelopes or exclusion areas which take into account:
 - Natural features.

MANSFIELD PLANNING SCHEME

- Remnant native vegetation.
- Setbacks from significant natural drainage corridors of 30 metres for buffer strips of undisturbed vegetation;
- Setbacks from waterways of:
 - 30 metres for all buildings; and
 - 100 metres for all effluent disposal lines.
- Setbacks from road reserves.
- Setbacks from adjoining lots.
- Provision of an Erosion Management Plan in accordance with sediment control principles outlined in *Construction Techniques for Sediment Pollution Control* (EPA, 1991)
- *General guidelines for Subdivision, Buildings and Works in the Rural Land Study* (Shire of Mansfield, 1993).
- Requirements of the rural water authority for setbacks from natural drainage lines and waterways, including:
 - 30 metre buffer strip of undisturbed vegetation along significant natural drainage corridors.
 - 30 metre setback of all buildings from waterways.
 - 100 metre setback of all effluent disposal lines from waterways.
- Requirements of the Septic Tank code of Practice for siting of effluent disposal systems.
- Requirements of the Country Fire Authority for water supply for fire fighting purposes.
- Provision of water supply storages for both domestic and stock use of a minimum 20,000 litres.