

19/01/2006
VC37

SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO2**.

HOPETOON PARK ESTATE

1.0

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Requirement before a permit is granted

A development plan must be submitted to and approved by the responsible authority, before a planning permit is granted to subdivide land into two or more lots.

A permit may be granted to use land or construct a building, or carry out works before the development plan has been approved by the responsible authority.

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Conditions and requirements for permits

Any permit for subdivision must include the following conditions:

- Unless specifically required otherwise by any other condition of this permit and except with the written consent of the responsible authority, the layout of the subdivision must only be undertaken in accordance with the approved plans.
- Permanent Survey Marks must be installed at appropriate locations within the subdivision approved by the responsible authority. Confirmation of location and reduced level at Australian Height Datum (AHD) must be supplied to Council within seven days of installation of the Permanent Survey Mark.
- After all necessary engineering works pertaining to the subdivision have been completed, a set of “as executed” transparent working drawings is to be submitted to the responsible authority for its records.
- All street name plates and traffic control signs must be provided to the satisfaction of the responsible authority. Streets names for the subdivision must be from Council’s adopted list of names.

Where appropriate a permit must include conditions that address the following matters:

- Any requirements of the development plan;
- Provision of Public Open Space;
- Connection to reticulated sewerage, electricity and water supply systems;
- Retention of existing native vegetation;
- On site treatment of stormwater;
- Provision of all-weather access to each lot and building envelope;
- Protection of existing environmental features including vegetation, soil and water.
- Minimisation of access points to the escarpment;
- Size and shape of lots and building envelopes;
- Provision of a pest animal control fence around the escarpment reserve boundary;
- Construction of the vehicular and pedestrian circulation network;
- Covenants on lot titles including controls over the keeping of pets and livestock and over the planting of non-indigenous trees and shrubs;
- Land reclamation or land degradation minimisation works and any works recommended by the Department of Natural Resources and Environment;
- Minimising the effect of the development on the surrounding environment, including vistas from the surrounding valleys; and

- Protection of significant flora and fauna (i.e. Lignum Swamps, species or communities listed under the *Flora and Fauna Guarantee Act 1988*, and species listed as threatened by the Department of Natural Resources and Environment).

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Requirements for development plan

The development plan must meet the following requirements:

- The minimum lot size for any subdivision is 4000 square metres and the average lot size over the area specified in this schedule must be between 7500 and 10000 square metres;
- Lots abutting the escarpment must have a minimum size of 1 hectare; and
- Building envelopes must be clustered along access roads.

A Development Plan must describe:

- Building envelopes for each lot including maximum building heights;
- Materials and colours that buildings will be restricted to, if any;
- The potential for building site excavation;
- The location and type of street signs and street names;
- The construction details of pest animal control fencing around significant environmental features;
- Vehicular and pedestrian circulation networks;
- Traffic management measures to accompany development and must include a Traffic Management Plan to address amongst other things, the intersection of Hopetoun Park Road and the Western Highway;
- Which lots will not be capable of future subdivision including those lots under 2 hectares in area;
- How vehicular access to each lot and building envelope will be located and constructed;
- How overland drainage lines will be protected;
- The land capability and must include a land capability assessment that assesses the effectiveness of storm water being treated within the lot boundaries and assesses the effect of change from rural to urban land use on Melton Reservoir;
- How areas of environmental significance will be protected using buffer zones;
- How indigenous flora and fauna values will be retained, enhanced and protected;
- How land degradation will be controlled and degraded areas will be restored;
- How road and public open space areas will be landscaped with indigenous vegetation;
- How the keeping of animals and livestock and planting of non-indigenous flora by future owners will be controlled;
- How noxious and environmental weeds and pest animals will be controlled including the need to minimise the spread of weeds and soil pathogens;
- How environmental weeds and pest plants will be controlled; and
- How essential services will be provided.

The Development Plan must be advertised and publicly displayed at the municipal office for a period of two weeks before the responsible authority can consider the plan for approval.