

05/12/2013
C46**SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO5**.

HAYES ROAD SOUTH, LAKE BOGA**1.0**05/12/2013
C46**Requirement before a permit is granted**

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

- The use of the land for agriculture;
- Any buildings or works associated with the use of the land for agricultural purposes;
- Extensions, additions or modifications to any existing dwelling;
- Buildings and works associated with the pumping and taking of water from Lake Boga in accordance with an approved licence.
- The subdivision of land to realign lot boundaries or create a road reserve.
- A subdivision of land which does not create an additional lot.
- A fence.
- Minor drainage works.
- Minor earthworks.
- To remove, destroy or lop vegetation.

Before granting a permit the responsible authority must be satisfied that the permit will not prejudice the future use and development of the land in an integrated manner.

2.005/12/2013
C46**Conditions and requirements for permits**

The responsible authority must consider the following when applying conditions to planning permits:

- The need for an environmental management plan or construction management plan to address any potential environmental impacts.
- The need for a contribution to the sealing of Hayes Road South if this is required as a result of the development of the land.
- The need for an agreement under section 173 of the *Planning and Environment Act 1987* to restrict the further subdivision of any newly created lot.

3.005/12/2013
C46**Requirements for development plan**

A development plan must include the following elements to the satisfaction of the responsible authority:

- A site analysis, including natural features, slope, orientation, views, drainage lines, existing native and exotic vegetation, Aboriginal or post-contact cultural heritage values and any other relevant features.
- Existing and proposed road layout and vehicle and pedestrian access arrangements.
- Details of all servicing, including water, sewerage, drainage, electricity and telecommunications.
- Existing and proposed public open space, including linkages to surrounding or nearby areas.
- Provision of public access to the foreshore of Lake Boga along its entire length within the DPO5 area.

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- A range of lot sizes to cater for different housing types.
- The stages, if required, in which the land is to be subdivided and developed.
- The identification of existing vegetation to be retained or removed.
- A landscape concept plan.
- A traffic impact assessment that addresses the internal road design, traffic generated by the proposal and the impact of traffic on the integrity of Hayes Road South (including the single lane bridge) and its intersection with the Murray Valley Highway.
- A proposed neighbourhood layout that: -
 - Responds positively to the interface with Lake Boga through lot orientation, built form, public access to the foreshore and stabilisation of the foreshore.
 - Provides a sensitive residential interface with existing residential land and existing dwellings.
 - Provides a convenient and safe internal road and shared access network, linking to surrounding areas, including the Lake Boga foreshore.
 - Provides for a variety of lot sizes that respects the existing residential character of the township of Lake Boga and includes a graduation to larger lots sizes at the interface with the Farming Zone.
 - Demonstrates an appropriate interface between residential properties and public open space reserves and roads.
 - Provides adequate space for landscaping in road reserves.
 - Provides useable public open space reserves.
 - Includes public open space that abuts and provides access to the Lake Boga foreshore, incorporating Crime Prevention Through Environmental Design (CPTED) principles, and includes a shared path along the entire length of the foreshore.
 - Shows building envelopes on lots that have an interface with land in the Farming Zone to provide for a minimum setback of 30 metres from the zone boundary, or provides an alternative method of addressing the potential for adverse amenity impacts from land in the Farming Zone.
 - Provides for a subdivision layout which takes into account the topography of the land, particularly the sloping to the rear of the land.
 - Responds to any significant Aboriginal or post-contact cultural heritage values, including the construction of a cultural heritage reserve at the south end of the lunette (in consultation with the Traditional Owners), reconstruction of the lunette profile and stabilisation of the shore of Lake Boga.
 - Provides a single lot on each side of Lot 1 PS 534129S (one on each side), with each lot abutting the entire length of the north and south sides of this lot, and having an area of not less than 1800 sqm.
 - Responds to the technical reports, plans and analyses required to be prepared by this schedule.

The development plan must be supported by the following technical reports that may consist of, or include, reports already submitted to the responsible authority:

- A Cultural Heritage Management Plan approved by the relevant authority.
- A traffic impact assessment and management plan addressing:
 - Details of bridge works on Hayes Road South and of intersection works where Hayes Road South intersects with the Murray Valley Highway that are required as a result of the development of the neighbourhood;

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- The impact of the development on the local road network;
 - Mitigation works that could be made to the road network;
 - Connections to adjoining land;
 - Road hierarchy;
 - Cross sections;
 - Proposed traffic management devices on the site;
 - Bicycle network; and
 - Pedestrian links.
- A drainage and stormwater management plan for the whole of the site (including any external catchments) detailing how stormwater will be collected and treated, and designed to minimise environmental impacts on Lake Boga and its environs.
 - A flora and fauna assessment in accordance with *Victoria's Native Vegetation Management – A Framework for Action* (or any relevant replacement policy document).
 - A landscaping concept plan.