

28/09/2006
C13**SCHEDULE THREE TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO3****LEAHYS LANE & FAHEY STREET AREA, TIMBOON**

This schedule applies to the residentially zoned land located to the west of the existing Timboon township accessed via Fahey Street and Leahys Lane. A development plan is required to ensure that the development links appropriately into the urban fabric of Timboon and creates an appropriate urban fringe addressing the adjoining creek gully and rural land. The development plan should provide for an appropriate number and layout of allotments, generally ranging in size from 600-1,200m². Some building envelopes and landscaping details are also to be identified in the development plan to ensure that the larger lots adjacent to the creek meet environmental and visual amenity expectations.

1.0 Requirements for development plan28/09/2006
C13

The development plan must be prepared to the satisfaction of the Responsible Authority and must include:

- a site analysis which shows the topography, major view lines into and out from the land, existing vegetation, adjacent landscape features, drainage lines, existing roadways and other features;
- a flood study to identify the 100 year Average Recurrence Interval flood level for the adjacent creek;
- details that address the Timboon structure plan and urban design framework;
- the proposed subdivision layout including lots, roads, public space and other features of the subdivision in a manner which is responsive to the features identified in the site analysis, geotechnical constraints and adjoining land uses;
- details of works necessary to access the site from Fahey Street and Leahys Lane;
- relationship between the proposed development and surrounding land uses, particularly the school and recreation centre;
- details of the treatment of the interface with rural uses including any minor adjustments to the area of residential land to achieve an overall improvement in the subdivision layout, or rural urban interface;
- identification of appropriate building envelopes within individual lots located adjacent to the creek, that are suitable for the construction of buildings which are not affected by any constraints identified from the site analysis;
- a landscaping plan showing existing vegetation and proposed plantings including a buffer on the western boundary adjoining the potential growth area for industrial development, 10 metre buffer along the waterway, incorporating a continuous groundcover of indigenous tussock grasses and indigenous trees planted along the stream banks, all proposed future public planting and private land planting, using predominantly indigenous vegetation;
- details for the provision of services infrastructure including power, drainage, reticulated water and sewerage;
- the staging of the subdivision.