

03/08/2017
C77

SCHEDULE 8 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO8**.

HORSHAM ARTISTS IN RESIDENCE

1.0 Requirement before a permit is granted

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An overall development plan must be prepared for the entire area affected by DPO8 to ensure a co-ordinated and comprehensive approach to the development of the land.

2.0 Conditions and requirements for permits

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The following conditions apply to permits:

- All roads which provide direct access to the Horsham Artist in Residence site must be sealed or otherwise treated to the satisfaction of the Responsible Authority.

3.0 Requirements for development plan

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A development plan must include the following requirements:

- General consistency with the development concept plan as shown in Figure 1.
- An overall development plan for the Horsham Artist in Residence site, showing how the facility and its immediate curtilage are to be developed.
- A Site Management Plan that addresses;
 - Each use proposed to operate from the site.
 - Operating hours for each use.
 - Carparking requirements for each use.
 - An emergency management response.
 - The ongoing management and maintenance of any unsealed road or accessway.
 - Staging of development.
 - All car parking areas to be located in the vicinity of the Horsham Artist in Residence building.
- Identification of how cultural heritage matters are to be managed through subdivision.
- Connectivity to existing road network via internal vehicle access ways constructed to an all weather standard. The access roads and internal accessways are to be constructed to a minimum load limit of 15 tonne with a trafficable width of 4 metres, and to be provided with 20 metre long by 6 metre wide passing bays every 200 metres.
- Internal vehicle and pedestrian circulation.
- Vehicle entry point to be located at least 60 metres north of the shared boundary with Lot 1 on Plan of Subdivision 308873 on Pearsons Road.
- Provision of appropriate arrangements for necessary physical infrastructure, including waste water management, drainage works, retention and management of storm water, power and telecommunications.
- Provision of an overall landscaping plan, including screen planting of vehicle entry points, and screen planting of the common boundary with Lot 1 on PS308873W.

- Identification of proposed water supplies, storages and systems required for fire fighting purposes.
- Identification of how environmental risks relevant to the land (fire and flooding) are to be addressed and managed.
- Identification of how the development responds to other land uses in the area.

Figure 1: Development Concept Plan

