

12/03/2015
GC20**SCHEDULE 6 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO6**

Tangambalanga Development Plan

This schedule applies to land on the periphery of Tangambalanga, as shown on Planning Scheme Map Nos 11DPO and 13DPO.

1.0 Requirement before a permit is granted12/03/2015
GC20

Before any use, development or subdivision commences, a Development Plan for the land must be prepared to the satisfaction of the responsible authority.

Prior to the approval of the Development Plan, a planning permit may be granted for:

- A dwelling on an existing lot.
- Minor buildings and works ancillary to existing development associated with existing use rights.

The Development Plan may be submitted in parts – that for each part of the General Residential Zone land as defined in the Structure Plan for Tangambalanga, that for the Low Density Residential Zone land and that for each part of the Rural Living Zone land. If the Development Plan is submitted in parts, the first part submitted must include an Overall Conceptual Site Development Plan showing the whole site as shown on Planning Scheme Map Nos 11DPO and 13DPO and the details as set out below.

Once the Development Plan is approved in whole or part, permits may be granted for that part of the land to which the approved Development Plan applies.

A permit must not be granted to subdivide land until the responsible authority is satisfied that the proposal will be integrated with both undeveloped and developed land on the site and in the locality.

2.0 Conditions and requirements for permits12/03/2015
GC20**General Residential Zone**

All residential development must be serviced with:

- reticulated water and sewerage and underground reticulated electricity;
- sealed roads and reticulated stormwater drainage.

Low Density Residential Zone

All residential development must be serviced with:

- reticulated water and sewerage;
- sealed roads.

Rural Living Zone

All development must be serviced with:

- water and reticulated electricity;

- all weather public roads.

3.0

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Requirements for Development Plan

Overall Conceptual Site Development Plan Requirements

If the Development Plan is prepared in parts, the Overall Conceptual Site Development Plan forming part of and submitted with the first part of the Development Plan must show:

- The proposed layout of the whole development, including land nominated for the residential, low density residential and rural living precincts in sufficient detail to demonstrate to the satisfaction of the responsible authority that the future subdivision and development will integrate with the surrounding current and expected future land uses, and will accommodate all foreseeable requirements of the development by:
 - Indicating likely staging of development. In order to prevent leapfrog development and the oversupply of land, staging must be determined having regard to:
 - Existing land supply in the locality; and
 - Efficient use of existing and future infrastructure.
 - Showing the conceptual layout of major internal and external linkages (including open space).
 - Describing the relationship of development proposed on the land to existing and proposed development on adjoining land and proposed buffer areas, where required, separating land uses and the proposed access/egress locations.

The Overall Conceptual Site Development Plan must have regard to site opportunities and constraints, including but not limited to topography, vegetation, drainage and landscape.

All Development Areas

The Development Plan for each Development Area may be submitted in parts that relate to the land in the General Residential Zone, the Low Density Residential Zone and the Rural Living Zone.

The Development Plan must:

- Be generally in accordance with the Overall Conceptual Site Development Plan.
- Identify potential residential densities.
- Describe the relationship of proposed development on the land to existing and proposed developments on adjoining land.
- Identify proposed treatments of interfaces with roads and adjoining land.
- Include an Environmental Assessment identifying any sites of conservation, heritage or archaeological significance or with landscape value and how they will be managed.
- Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of vegetation, based on the Environmental Assessment.
- Where appropriate, show proposed open space and recreational areas and linkages to nearby existing and proposed open space/recreational areas.
- Provide suitable linkages between the site, adjacent areas, and public facilities and nearby urban areas for road, pedestrian, bicycle and public transport facilities.
- Show the layout of future internal roads and proposed external road access to the land.
- Be prepared in conjunction with a Transport Impact Assessment Report having regard to VicRoads Access Management Policies to determine the extent of mitigating works

required on declared arterial roads. The mitigating works must be determined in consultation with VicRoads.

- Provide for safe and efficient access and circulation of vehicles and ensure that traffic generated by the proposed use and development is managed so as to minimise the impact on surrounding properties or roads.
- Require the provision of soil and water reports to accompany all applications demonstrating the capacity of infrastructure to service the development, treat and retard stormwater and reduce any downstream soil and water impacts of the development.
- Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure or as otherwise required by an adopted Development Contribution Plan.
- Provide for the orderly staging of development and supply of services.
- Where practical, list the anticipated timing of development.
- Provide details of the proposed interim management of undeveloped land in the Development Area.

Residential Development Area

The Development Plan must:

- Identify proposed water supplies, storages and systems required for fire fighting purposes.
- Include a conceptual Stormwater Management Plan demonstrating principles of Water Sensitive Urban Design in accordance with the Stormwater Management Policy (Clause 22.03-11).

Low Density Residential Area

The Development Plan must:

- Provide measures for the preservation of remnant vegetation along drainage lines - to ensure the quality and extent of existing remnant vegetation is maintained, streambank erosion is minimised and water quality is maintained.
- Identify proposed water supplies, storages and systems required for fire fighting purposes.

Rural Living Area

The Development Plan must:

- Identify proposed water supply systems to service residential development on site, by either tanks, water bore, on site dam, community supply pumped from rivers or storages. The use of dams will require demonstration that site, soil type and location are appropriate. Bore water shall be accompanied by a report demonstrating that the water is potable and that supply can be assured.
- Identify proposed systems for the treatment and disposal of household effluent.