

09/05/2013
C79**SCHEDULE 13 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO13****GEHREYS LANE DEVELOPMENT PLAN****1.0 Requirement before a permit is granted**09/05/2013
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The responsible authority may grant a permit for the use or development of land before the approval of a development plan provided that the responsible authority is satisfied that the use or development will not prejudice the future use or development of the land for the purpose of the zone, any overlay objectives or any other aspect of the Municipal Strategic Statement

2.0 Conditions and requirements for permits09/05/2013
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- Where sewerage infrastructure cannot be provided soil and water reports must be submitted demonstrating:
 - compliance with State and Local Policies on effluent and stormwater disposal;
 - that soil type and environmental conditions within the catchment can treat the number of proposed effluent disposal systems both from the site and those within the surrounding area.
- Conditions will be imposed on permits to subdivide land to ensure compliance with the approved development plan and to facilitate construction of works identified in the approved development plan.

3.0 Requirements for development plan09/05/2013
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The development plan must:

- Identify a lot layout which shows an average allotment size of 1 hectare for the entire area included within Development Plan Overlay - Schedule 13.
- Include a traffic impact assessment which reviews internal and external traffic and movement impact. The assessment must include consideration of the impacts on the intersection of Northern Highway and Mill Road and must provide for:
 - The construction of Curry Road and Gehreys Lane to a sealed standard approved by the responsible authority and extending to and connecting with the existing sealed road network;
 - The provision of a link road between Gehreys Lane and Curry Road; and
 - The construction of Butlers Road as a continuous road between Curry Road and Kilmore-Lancefield Road.
- Identify building envelopes on each proposed allotment. The identified building envelopes must:
 - Be located below the ridge line so to ensure that any future dwellings or associated buildings will not protrude above the nearby ridgeline;
 - Identify a minimum building setback of 30 metres from Butlers Road; and
 - Avoid remnant vegetation.
- Identify the staging and anticipated timing of development;
- Identify external works (including but not limited to works identified in the traffic impact assessment) to be carried out as part of each stage. The identified external works applicable to individual stages are to be identified to the satisfaction of the

responsible authority. The construction of these works is to be distributed between the identified stages so as to ensure that later stages are not overloaded with external works;

- Include appropriate arrangements for the provision and funding of necessary physical and social infrastructure;
- Include the preparation of a flora and fauna assessment report;
- Avoid the removal of native vegetation wherever possible;
- Include the overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation;
- Provide safe linkages between the site and road, for bicycle and pedestrian transport facilities to urban areas;
- Include a drainage report with all applications to demonstrate the capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts to soil and water downstream of the development. Drainage design should comply with the principles of Water Sensitive Urban Design to the satisfaction of the responsible authority;
- Preparation of a Land Capability Assessment to satisfactorily dispose of waste water generated on each allotment.

4.0

Decision guidelines

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Before approving a Development Plan, the responsible authority must consider, as appropriate:

- The views of all relevant service authorities

Before approval of a Development Plan, the responsible authority must place the Development Plan on exhibition for comment by interested parties.