

10/10/2013
C74

SCHEDULE 10 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO10**.

This schedule applies to part of the land known as 85 Ritchie Road, Cobram (being part of Lot 2 TP161987).

1.0

04/06/2009
C37

Requirement before a permit is granted

A planning permit may be granted for minor buildings and works associated with the existing rural activities on the land prior to the approval of the Development Plan.

2.0

12/05/2011
C67

Conditions and requirements for permits

The following condition must be included in any permit:

- Before the commencement of any building or works the owner of the land must enter into one or more agreements with the responsible authority under section 173 of the Planning and Environment Act 1987 which provides for the following matters:
 - The giving effect to any provision of this schedule.
 - The structure for the ongoing maintenance, management and operation of the land.
 - A road and pedestrian/cycle network that provides efficient access to adjoining residential areas, community facilities, business areas, and open space.
 - The provision of a shuttle bus service between the site and the town centre of Cobram
- Before any residential use commences or before the construction or carrying out of buildings and works in association with any residential use commences an ecological risk assessment, as recommended in the Preliminary Soil Assessment Report prepared by Compass Environmental and dated 12 March 2008, is required to be carried out to assess the ecological risk at the site in the context of the proposed use. The report must also detail how remedial actions identified in the ecological risk assessment are to be implemented and provide a proposed timeframe for the actions.

3.0

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Requirements for development plan

The Development Plan must be submitted to the responsible authority for approval and show or include the following information:

A Site Analysis Plan including considerations of:

- Existing buildings to be retained / demolished.
- Topography.
- Overland flows.
- Significant vegetation and habitat.
- Surrounding land uses and developments.
- Vehicle and pedestrian links into the site.
- Linkages to surrounding areas.

A Development Concept Plan(s) which shows:

- The land to which the development plan applies.

- The residential use and development of the land for no more than 200 transportable residential units,
- The proposed use and development of each part of the land, including new and existing building locations, car parking areas, vehicular and pedestrian accessways and open spaces.
- Building envelopes including the siting, setbacks and heights of buildings
- The indicative staging and timing of development.
- A building exclusion envelope which matches the extent of the Environmental Significance Overlay (ESO1) applying to the site.
- Fencing types and locations.
- Communal and/or public open space and provision for pedestrian links to and through this space.
- Maintenance of open space areas.
- The location and nature of infrastructure services associated with the development
- Community and recreational facilities.

An Integrated Transport Plan including:

- Internal and external traffic management and traffic control works required to facilitate the proposed development, including Ritchie Road, Cobram Koonoomoo Road and the Murray Valley Highway.
- Car parking requirements for the development including the number of spaces and the location and layout of all car parking areas bicycle and pedestrian ways and connections.
- Shared pathways linking the site to the existing pathways in Cobram Koonoomoo Road and the Murray Valley Highway.

A Landscape Plan showing:

- Trees to be retained
- Tree protection zones for retained trees and a tree protection strategy to protect trees during construction and after the development is complete
- Areas of new planting and planting theme using locally indigenous or complementary native species. Preference shall be given to the use of drought tolerant species.

A Flora and Fauna assessment detailing:

- Areas of biodiversity significance.
- Assessment of the health and habitat values of the areas of biodiversity significance.
- Management and other arrangements to protect and preserve the areas of biodiversity significance.

A Stormwater Management Plan and drainage strategy detailing:

- How stormwater will be collected and treated within the development, with particular emphasis on the removal of sediment, litter and urban waste from stormwater prior to its discharge into local watercourses, and how that process will not impact adversely on the natural flood carrying capacity of the local watercourses.
- An integrated system for the treatment of stormwater prior to discharge using best practice standards. Any such system should provide opportunities for re-use of stormwater for immediate or future implementation.

An Environmental Management Plan detailing:

- A tree protection strategy to protect the trees identified for retention, both during construction and after the development is complete.