

01/03/2012  
C28(Part 1)

## **SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO1**.

### **DEVELOPMENT PLAN NORTH AVENEL**

A development plan must be prepared to the satisfaction of the responsible authority to guide the future subdivision, use and development of land known as North Avenel.

#### **1.0**

##### **Requirement before a permit is granted**

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A preliminary soil contamination report must be completed for the land to the satisfaction of the responsible authority.

The Development Plan may be amended to the satisfaction of the Responsible Authority.

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- Subdivision that would not create any additional lots;
- One dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot;
- Agriculture and any buildings or works in association with the use of the land for agricultural purposes;
- Minor extensions, additions or modifications to any existing use or development.

#### **2.0**

##### **Requirements for development plan**

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A development plan must include the following:

- A site analysis that should include:
  - Topography of the land (including ridgelines, landscape, geography, slope gradients and erosion areas).
  - Vegetation (ecological vegetation class), quality (habitat hectare assessment) and location.
  - Any significant environmental features including habitat corridors, threatened species, wetlands, watercourses, fire or flood prone and saline areas.
  - Drainage lines and dams.
  - Land subject to inundation by floodwaters.
  - Weather conditions including wind patterns.
  - Views.
  - Road access.
  - Available infrastructure including power, water, sewer and telecommunications.
  - Existing buildings and works.
  - Adjoining land uses and neighbouring buildings and works.
  - Links to the golf course and public open space.
  - Any other matter relevant to the site and its environment.
- A design response that addresses site constraints and opportunities incorporates natural features and achieves environmentally sustainable subdivisions and development.
- A Traffic Impact Assessment Report for the ultimate development shall be prepared by a suitable qualified and experienced traffic engineering consultant to the satisfaction of VicRoads. The Traffic Impact Assessment Report should address such issues as predicted traffic generation (particularly traffic peak volumes), types of vehicles and details of network improvements including staging and triggers for mitigation measures

that may be required to ameliorate any traffic and safety impacts on the Avenel Nagambie Road, Goulburn Valley Freeway and Hume Freeway. The Traffic Impact Assessment Report is to include a scaled plan showing the existing and proposed features of new and existing intersections on the Avenel Nagambie Road (including the level crossing), Goulburn Valley Freeway and Hume Freeway, including significant details, and any works required to cater for the type of vehicles accessing the proposed development. The Transport Impact Assessment Report is to be carried out in accordance with the VicRoads' document "*Guidelines for Traffic Impact Assessment Report*".

- Provision of buffers over remnant native vegetation along the boundaries of the site.
- Proposed lot layout and density, including building envelopes.
- Internal road layout and external road access, including future road linkages, proposed road surfacing and standards and any necessary road upgrading that may be required.
- Any drainage management plan prepared as part of the development plan must include the views of the Goulburn Broken Catchment Management Authority.
- The stages in which the land is to be subdivided and developed.

Before approving the Development Plan, the responsible authority must consider the following and may include conditions where appropriate:

- The environmental, ecological, landscape, archaeological, historical and cultural values and features of the site, as identified by an environmental assessment of the land, involving a flora and fauna survey, which identifies existing vegetation required to be protected and enhanced in the subdivision design.
- The provision of at least 20,000 litres static storage for fire fighting purposes.
- Any requirements and/or views of the responsible authority and referral authorities for urban design and landscaping, traffic works, stormwater disposal, engineering works, environmental protection and enhancement, sewerage, drainage, fire or flood mitigation works required to properly service the proposed use and development of the land.

### 3.0

#### Conditions and requirements for permits

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The written documentation and plans submitted with a permit application must be generally in accordance with the North Avenel Development Plan and show or include the following details:

- A town planning report, outlining how the use and/or development responds to the State Planning Policy Framework, the Local Planning Policy Framework of the Strathbogie Planning Scheme, and the approved development plan for the area.
- A flora and fauna study, covering the whole land, prepared by a suitably qualified expert which includes, but is not limited to, the identification of vegetation on the site (including species), its current health, its significance in the local, regional, state and national context, measures required to protect the identified vegetation, and the identification of any vegetation to be removed. This report must be prepared to the satisfaction of the Department of Sustainability and Environment.
- A plan that shows the layout of the proposed subdivision, how the subdivision relates to the landform and vegetation and how it responds to the site analysis.
- Each dwelling must be connected to reticulated sewerage.
- Provision of common site(s) that are appropriate for safe mailbox access that complies with VicRoads and Australian Post standards.
- Provision of a range of services, including water supply, sewer, roads, drainage, telecommunications and reticulated electricity supply to Strathbogie Shire Council and service authority standards.
- Details on the protection of existing remnant native vegetation through the use of exclusion areas and buffers.

- Ensure that all private land encumbered by native vegetation is protected with a native vegetation management plan to the satisfaction of the Department of Sustainability and Environment and the Responsible Authority.
- Provision of road networks, pedestrian and bicycle linkages, equestrian trails, open space and recreational and environmental corridor linkages, as required.
- Formation and widening of existing road reserves for the use of pedestrian and bicycle linkages, equestrian trails, open space and recreational and environmental corridor linkages.
- Protection of any waterways and vegetation corridors including vegetated buffer plantations of undisturbed vegetation to a minimum width of 30 metres where possible.
- A 60 metre minimum setback for all buildings from waterways and drainage lines
- Implement environmental and water sensitive urban design principles to manage road drainage.
- Use construction techniques to reduce sediment runoff.
- A condition ensuring an adequate separation between new dwellings and existing dwellings by requiring nominated building envelopes for allotments.
- A condition ensuring that any costs involved in upgrades or sealing of existing roads and road intersections will be shared between the affected properties.
- Controls to restrict bore access to groundwater aquifers.
- All lots must be connected to town water and sewerage.