

18/02/2016
C56**SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO5**.

1.018/02/2016
C56**Requirement before a permit is granted**

A permit may be granted prior to the approval of the development plan provided that the responsible authority is satisfied that the grant of a permit will not prejudice the outcomes for the land set out in the requirements to this schedule.

2.018/02/2016
C56**Conditions and requirements for permits**

- All development must be serviced with a reticulated water supply, reticulated electricity and telecommunications.
- Where sewerage infrastructure by a reticulated service cannot be provided soil and water reports must be submitted demonstrating compliance with state and local policies on effluent disposal.
- An appropriate horse effluent/waste management plan including the location of an on-site horse effluent disposal/storage area/s and treatment to minimise impact on waterways and native vegetation.
- Development must be serviced with sealed roads.
- A Section 173 Agreement will be required for each new lot requiring owners and occupiers to acknowledge:
 - That land to the south is zoned Farming Zone and is used for farming purposes.
 - The rights of those property owners to continue to farm which may cause offsite impacts from time to time including (but not limited to) long hours of operation, spraying, and the use of scare guns and agricultural machinery.

3.018/02/2016
C56**Requirements for development plan**

The Development Plan must:

- Provide an overall plan of development for the proposal showing the internal road layout and appropriate links to the Wangaratta Racecourse, road links to Reith Road and provision for a possible future road link to the adjoining property to the north.
- Identify the future subdivision pattern including a range of lot sizes and orientations to respond to existing natural features, any public open space, and any items of heritage significance or other site constraints.
- Identify the location of existing mains within the property and ensure that any existing easements are outside the area of any future allotments, and that access to these assets can be retained for the relevant authority. The existing water supply main traversing the land must be located in a road reserve. Any bridle trail or road constructed over any part of an easement is to satisfy the design requirements of the relevant public authority.
- Identify 'building exclusion zones' to each proposed allotment to demonstrate that all buildings and works, including any onsite wastewater disposal areas, will be located outside of the Flood Overlay, Land Subject to Inundation Overlay and setback from any drainage lines or water storages.
- Identify a 30 metre vegetated buffer zone along the western side of the Three Mile Creek.

- Provide a land capability assessment report prepared by a suitably qualified professional to confirm land capability for any future development (all dwellings and infrastructure and activity associated with intensive horse husbandry) and demonstrate the capacity of all dwellings and husbandry to service the development and reduce any impacts on soil and water downstream. Any effluent disposal areas identified must be fenced to ensure the disposal areas are not compromised by trenching, livestock or storage of machinery and materials within their management plan.
- Provide details of manure management systems within each allotment. The subdivision layout must make provision for a 100 metre setback from all waterways to any manure stockpiles and the stockpiles should be located on an impervious surface.
- Detail appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- Identify the staging and anticipated timing of supporting infrastructure and development.
- Include a Cultural Heritage Management Plan indicating any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- Include a Stormwater Management Plan demonstrating that all stormwater associated with the development will be collected and conveyed by underground pipes and/or constructed channels, treated to the environmental objectives prescribed by the SEPP (Waters of Victoria 1988) and discharged at no more than pre-development rates to an approved outfall on Three Mile Creek.
- Include a site survey for the subject property indicating existing ground levels and showing the 1% Annual Exceedence Probability (AEP) flood extent based on the declared flood levels for the site.
- Provide a Traffic Management Strategy prepared by a suitably qualified Traffic Engineer in accordance with Clause 9.2 of Council's Infrastructure Design Manual. The Strategy may include the requirement for a Traffic Impact Assessment Report.
- Provide an overall landscaping scheme including adequate vegetated buffers (a preferred minimum of 20 metres) along the northern and southern boundaries of the site to reduce potential conflict and promote safety, privacy and aesthetic values between adjacent land uses. The scheme shall include any requirements for the preservation or regeneration of existing native vegetation, including any specified offsets for vegetation removed.
- Identify a bridle trail linking the land to the Wangaratta Racecourse complex and the required bridge infrastructure across the Three Mile Creek. The bridle trail must be designed and constructed in accordance with the relevant provisions of the *Austrroads Guide to Road Design – Part 6A Pedestrian and Cyclist Paths*. The bridge over the Three Mile Creek must be in accordance with the relevant provisions of *AS 5100 (2004)*.
- Identify any potential links to the future shared path and bridle trail network along the Three Mile Creek.
- Detail urban design principles to guide the development of dwellings and horse stables, including setbacks from boundaries, materials and finishes, minimum housing standards and landscape buffers.
- Identify any infrastructure or services that are to be in common ownership.