

10/08/2017  
C66(Part 2)**SCHEDULE 7 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO7**.

**GLENROWAN TOWNSHIP – RURAL LIVING AREA**

This schedule affects land identified as Precinct H (a) and (b) of the Glenrowan Township Development Plan, Revised November 2017.

**1.0 Requirement before a permit is granted**10/08/2017  
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A permit may be granted for use or to subdivide land or to construct a building or to construct or carry out works that is not in accordance with the incorporated plan.

A permit may be granted before a development plan has been prepared to the satisfaction of and approved by the Responsible Authority for the purpose of:

- Buildings and works associated with the use of the land for agriculture;
- A single dwelling on a lot; provided the lot meets the minimum lot size;
- Subdivision of land, provided this does not increase the number of lots.

**2.0 Conditions and requirements for permits**10/08/2017  
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The following conditions and/or requirements apply to permits:

- Include a site analysis plan and design response demonstrating how the land responds to the opportunities and constraints of the land.
- Where sewerage infrastructure by a reticulated service cannot be provided, a land capability assessment must be submitted demonstrating compliance with State and local policies on effluent disposal.
- A Town Planning report outlining how the new use, development, subdivision or works respond to:
  - All relevant considerations of the Wangaratta Planning Scheme
  - *Glenrowan Township Development Plan, Revised November, 2016.*
- Include fully scaled and dimensioned plans outlining the proposed development and any relevant plans and reports
- A Section 173 agreement pursuant to the *Planning and Environment Act 1987* entered into between the Responsible Authority and the owner of the site to prevent re-subdivision of any lots created by the development plan.

**Native Vegetation**

- Native vegetation offsets within the Bushfire Management Overlay must be located at least 150 meters from any dwelling, and not within the defendable space of any property.
- Native vegetation offsets located outside the Bushfire Management Overlay must be located 50 metres from any dwelling and not within the defendable space of any dwelling.
- All native vegetation offsets must be set back at least 4 metres from boundary fences

**Infrastructure**

- All effluent disposal areas must be fenced to ensure the disposal areas are not compromised by trenching, livestock or storage of machinery and materials within their management plan.

### High Pressure Gas Transmission Pipeline

- Prior to the commencement of any works, including demolition, within the easement or on land within 50 metres of the transmission gas pipeline easement, a Construction Management Plan must be submitted to and approved by the Responsible Authority. The plan must:
  - Prohibit the use of rippers or horizontal directional drills unless otherwise agreed by the operator of the gas transmission pipeline.
  - Avoid significant vibration, heavy loadings stored over the pipeline and Heavy vehicle / plant crossings of the pipeline within the easement.
  - Be endorsed by the operator of the gas transmission pipeline where the works are within or crossing the relevant gas transmission easement.
  - Include any other relevant matter to the satisfaction of the Responsible Authority.

The Responsible Authority must be satisfied that the gas transmission pipeline licensee (APA VTS) has reviewed and approved the Construction Management Plan.

### 3.0

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### Requirements for development plan

A development plan must include the following requirements:

#### Movement Networks Traffic Impacts

- Consideration of a Traffic Impact Assessment Report
- Roads (including an internal road layout that builds on the existing road network);
- Walking/Cycling/Off Road Movement Networks and Public Open Space. The development plan must demonstrate consideration of public open space requirements and provision must be in accordance with the Glenrowan Township Development Plan, Revised November, 2016;

#### Subdivision

- Subdivision layout; including lot sizes providing for a range of rural living lifestyle opportunities, with a minimum lot size of 2 ha (fronting the Old Hume Highway), progressively transitioning to larger lots, adjacent to the northern boundary (Mt. Glenrowan foothills). Subdivision must meet the minimum lot size and have a total of no more than 20 lots in Precinct H a) to demonstrate a transition from smaller lots along the Old Hume Highway to larger lots towards Mt. Glenrowan
- Subdivision layout that responds to Native Vegetation retention.
- How the Development Plan responds to opportunities and constraints of the site.

#### Infrastructure - General

- Location and arrangements for the provision and funding of all physical infrastructure and services to the land; including:
  - Drainage retention areas, and stormwater management methods including the location of any onsite drainage facilities;
  - Location of areas affected by surface spring/aquifer activity;
  - Connectivity to the reticulated sewerage system or where unavailable provide a land capability assessment report prepared by a suitably qualified professional to confirm land capability for future development and demonstrate a capacity of lots to retain wastewater on site.

### **Infrastructure - High Pressure Gas Transmission Pipeline**

- A buffer around the high pressure gas pipeline easement identifying the 'measurement length' (the area that clearly defines the area of high consequence in the event of a full bore pipeline rupture) in accordance with AS2885: Australian Standard - Pipelines Gas and Liquid Petroleum.) This buffer identifies the area within which development should be carefully designed from the safety perspective.
- The following land uses must be excluded from the measurement length:
  - Child care centre
  - Corrective institution
  - Dependant persons unit
  - Education centre
  - Hospital
  - Place of assembly
  - Residential aged care facility
  - Retail premises
  - Retirement village
  - Service station
  - Building envelopes must provide details of all works in the measurement length and must not include the above excluded land uses.
  - Building envelopes, boundary fences and subdivision infrastructure for each proposed allotment to demonstrate retention of existing native vegetation.

The development plan must demonstrate consideration of and contain a response to the requirements of:

#### **Apa Vts Or Relevant Pipeline Licensee (Authority For High Pressure Transmission Gas Pipelines)**

By providing and implementing Safety Management Study in accordance with Australian Standard AS2885 as required.

By identifying the High Pressure Gas Transmission Pipeline - Easement and prohibiting:

- Roads on the high pressure gas transmission pipeline easement (excepting roads proposed to cross over the gas pipeline easement at 90 degrees).
- The use of the gas pipeline easement to the exclusion of all other utilities and services (excepting those utilities and services crossing the easement at 90 degrees).
- Watercourses crossing the gas pipeline easement (excepting existing natural waterways).
- Wetlands or retarding basins on the easement.

Including a building exclusion zone along the length of the easement. The building exclusion zone must exclude all buildings, works and vegetation, other than works and landscaping approved by APA VTS or relevant pipeline licensee.

#### **Department of Environment Land Water and Planning (Authority for Native Vegetation)**

The location of walking paths, open space reserves, crossovers and electricity lines. The development plan must have regard to native vegetation on roadsides and drainage lines. Siting and design of these assets should avoid the need to remove native vegetation on roadsides.

### **North East Water (Authority for water and sewerage)**

Any development must not encroach on land being used to protect water assets.

### **All other relevant authorities**

The development plan must demonstrate consideration of and response to the requirements of any other relevant authorities to the satisfaction of the Responsible Authority.

The response must be contained in a report addressing the requirements of the development plan and illustrated on the final development plan.

The development plan must demonstrate:

- General consistency with the Glenrowan Township Development Plan, Revised November, 2016;
- Consideration of native vegetation and significant vegetation.
- An environmental assessment of the land. The assessment must address protection of the existing bushland, natural features and heritage character as a design principle, by sensitively aligning roads and access to the Old Hume Highway to minimise vegetation removal and to provide view lines to surrounding foothills, bushland and natural features.
- Consideration and provision of infrastructure; and an appropriate design response addressing any opportunities or constraints. This includes demonstrating consultation with the relevant authorities.
- Land capability for onsite wastewater retention or connection to reticulated sewerage infrastructure.
- Consideration of Cultural Heritage and include a Cultural Heritage Management Plan indicating sites of conservation, heritage or archaeological significance and the means by which they will be managed.

Before approving the development plan, the Responsible Authority must consider the following and include further conditions relating to:

- Environmental, ecological, landscape, archaeological, cultural heritage and historic values and features of the site.
- How the development plan responds to the constraints of the site.
- Any requirements of referral authorities required to properly service the proposed use and development of the land.