

SCHEDULE 8 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO8**.

BONEGILLA DEVELOPMENT PLAN**1.0****Conditions and requirements for permits**

- All development must be serviced with a reticulated water supply, sewerage, electricity and telecommunications.
- A minimum 20 metre wide plantation buffer abutting the Murray Valley Highway must be provided for any subdivided lot in the Low Density Residential Zone where the lot size is below 2 hectares.
- Any subdivision or development of Allotment 28A, Parish of Bonegilla must provide a minimum 20 metre wide landscape buffer along the western boundary of the property. The landscape buffer is to be planted and maintained at a density to achieve a total screen for the adjoining property on the western boundary of Allotment 28 A.
- The subdivision of land, including the layout of roads and location of open space reserves, is to be generally in accordance with the requirements of the Bonegilla Structure Plan.
- The subdivision and development of land is to be undertaken in a manner that seeks to retain remnant native vegetation. Native vegetation is to be generally protected through the creation of public reserves or by the provision of building envelopes that exclude development from areas containing remnant native vegetation.
- No additional access points onto the Murray Valley Highway are to be provided for properties located within the Low Density Residential Zone. Where alternative access may be provided to lots fronting onto the Murray Valley Highway (in the Low Density Residential Zone), existing driveways are to be removed and replaced on the alternative point of access.
- Additional landscape works and plantings are to be native species of local provenance.
- In the Low Density Residential Zone, fencing located within 40 metres of the Murray Valley Highway is to be a rural, timber post and wire construction unless otherwise approved by the responsible authority
- In order to allow for the management requirements of native flora along the rail trail reserve extending west of Maher's Road, the subdivision of adjoining land should generally contain larger residential lots with a minimum building set back of 30 metres from the rail trail reserve.

2.0**Requirements for Development Plan**

The Development Plan should:

- Describe the relationship of development proposed on the land to existing and proposed development on adjoining land and proposed buffer areas separating land uses.
- Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- Identify the staging and anticipated timing of development.
- Provide a layout that is generally consistent with the Bonegilla Structure Plan.
- All land within the Low Density Residential Zone located south of the Murray Valley Highway is to be provided with an internal access road to achieve a single point of entry from the highway. No additional points of access will be supported to lots fronting the Murray Valley Highway with access to be provided via the proposed internal access road.
- Provide an overall scheme of landscaping and plantings and any measures for the preservation or regeneration of existing vegetation.

- Provide suitable linkages between highways, major roads and urban areas.
- A soil and water report should be submitted with all applications to demonstrate the capacity of infrastructure to service the development, treat and retard stormwater, and reduce any impacts on soil and water downstream of the development.
- Define building envelopes for development that enable remnant native vegetation to be retained.
- Provide opportunities with the Township Zone for a diverse range of lot sizes and dwelling types, taking advantage of view lines to open space reserves and Lake Hume.
- Lots are to be oriented to front areas of public open space with urban parkland to be provided with a street edge, in order to maximise the safety and accessibility of open space within the Bonegilla Township.
- Incorporate a concept stormwater management plan for the development of any land.

The development plan is to include the following assessments and be informed by:

- An assessment of the health and habitat value of all native vegetation.
- A detailed site analysis.
- A survey of the area for aboriginal archaeological sites.

3.0

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Exemptions

A permit is not required for:

- Agriculture
- Extensions to an existing dwelling
- Minor works including sheds and outbuildings ancillary to agricultural production and/or an existing dwelling
- Timber production

4.0

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Reference Documents

- Bonegilla Structure Plan (July 2003)