

12/03/2015
GC20**SCHEDULE 12 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO12**.**LENEVA VALLEY****1.0**12/03/2015
GC20**Conditions and requirements for permits**

- All residential development must be serviced with reticulated water and sewerage.
- All subdivision and development must be serviced with sealed roads.
- The subdivision of land for the purpose of creating englobo development parcels will not be supported.
- Subdivision layouts must provide opportunities for good vehicle and pedestrian connectivity. The use of cul de sacs is discouraged in preference to through connecting streets. The pattern of residential subdivision in the Leneva Valley is to reflect a grid pattern in preference to a curvilinear road hierarchy based layout.
- Important road side vegetation is to be protected and preserved within the subdivision layout and in particular the vegetation within the roadsides of Beechworth Road, Streets Road and Martin's Road is to be retained.
- Streets Road, north of Baranduda Boulevard is to have limited vehicle access with lots accessed via rear laneways or side streets, in order to protect the roadside tree canopy, restrictions will be required on titles to prevent driveway vehicle access crossings onto Street's Road.
- Mature remnant native paddock trees are to be retained where considered practical by means of (widened) road reserves or open space with the canopy drip zone protected from trenching, roads, pathways, fence lines and buildings. This practice is encouraged in preference to retaining trees on developed residential lots. The Leneva Valley and Baranduda Native Vegetation Precinct Plan (WRENS) , is to be used as a guide for how to retain remnant native paddock trees, acknowledging in an urban context that it is not practical to retain every single tree within a typical residential subdivision. Open Space is to be provided with a street edge ensuring that houses provide surveillance over parkland in preference to the situation where lots back onto reserves. Alternative situations may be permitted where it is clearly demonstrated that houses still outlook onto parkland and the houses are still provided with secluded private open space.
- In areas of higher amenity adjoining parkland and linear reserves, smaller lots and lots providing the opportunity for medium density housing are encouraged.
- To achieve water conservation objectives for the Leneva Valley a third pipe system is to be provided to each lot to allow for the reticulation of any water re-use scheme.
- A minimum lot density of 15 dwellings per hectare is to be achieved for the subdivision of land in the General Residential Zone.
- A geotechnical report is to be submitted for approval by a suitably qualified person where site cuts are greater than 1 metre in depth. All works recommended under the geotechnical report are to be completed prior to the occupation or use of any dwelling or building. This requirement is to be applied through an Agreement under Section 173 of the Planning and Environment Act (1987).

2.023/10/2014
C117**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.
- Indicate any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- Avoid the fragmentation of land involving the creation of englobo development parcels of between 4 and 40 hectares. Any Development Plan that creates residential parcels for further subdivision by others will not be supported.
- Identify the staging and anticipated timing of development.
- Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing native vegetation and requirements as per relevant management plans. Enhancements are to be indigenous native plants, where the plan affects existing native vegetation.
- Provide suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to urban areas.
- A soil and water report should be submitted with all applications to demonstrate the capacity of infrastructure to service the development and treat stormwater.

3.0

23/10/2014
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Decision guidelines

When considering a development plan, the Responsible Authority must consider

- Potential off site effects including, lighting, noise, traffic impacts, landscape design and treatment related to the duplication and intersection upgrades along Beechworth Road;

4.0

05/04/2007
C37(Part 1)

Exemptions

A permit is not required for:

- Agriculture.
- A dwelling with a site cut of less than 1 metre;
- Minor works including sheds and outbuildings ancillary to agricultural production and/or an existing dwelling.
- Telecommunication facility when the requirements of Clause 52 are met.
- Timber production.