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Proposed C85strb

SCHEDULE [6] TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO[6]**.

NAGAMBIE SOUTH EAST

1.0

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Objectives

To require the development of the land occurs in an orderly manner having regard to timing, staging and provision of open space and roadways that provides multiple access and egress points and which conveniently connect to the broader township.

To require future development integrates environmentally sustainable design that incorporates solar orientation, methods to reduce urban heat effects, and the efficient use of energy and water.

2.0

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Requirement before a permit is granted

A permit may be granted for the following before a development plan has been approved:

- The construction or carrying out of buildings and works, including site preparation.
- Removal or creation of easements or restrictions.

Before granting a permit the Responsible Authority must be satisfied that the permit will not prejudice the future use and development of the land and will not compromise the objectives for the site as set out in this schedule.

3.0

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Conditions and requirements for permits

None specified.

4.0

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Requirements for development plan

A Development Plan must include the following requirements:

- A single Development Plan for the whole of the land to which the schedule applies.
- A Site Investigation and Site Context Plan that shows adjoining land and the incorporation of treatment(s) at the interface with existing ongoing and future land uses, particularly those with potential amenity impacts.

Land Use and Subdivision

- The overall subdivision of the area, the proposed lot layout, sizes and density of lots which provide opportunities for a diverse range of housing types.
- The overall pattern of development of the area and how it responds to the Nagambie Style Guidelines as contained within the Nagambie Growth Management Strategy 2008 as appendix B.
- The overall development pattern should be generally rectangular in shape and located on a north-south or east-west axis that maximises optimal solar orientation and a road layout allows for the use of perimeter roads and cul de sacs avoided.
- An accessible and integrated network of walking and cycling routes for safe and convenient travel to adjoining communities (including existing and future areas) local destinations or points of local interest, High Street retail area, community hubs, open spaces and public transport.
- The ultimate layout and road alignment must consider the natural direction of overland flow paths for both stormwater and riverine flooding, and the requirements of the relevant Nagambie Flood Study.

Open Space

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- A **Landscape Concept Plan** for all open space areas, indicating the location of plantings, pathways, shade, shelter and seating within open space areas as well as at intervals along pathways.
- The location and size of open spaces that cater for a range of user groups and provide a variety of functions that perform both an active and passive role for recreation.
- Public open spaces designed to provide:
 - Public spaces of a minimum of 0.4 hectares that is demonstrated to be unencumbered.
 - The inclusion of pedestrian and cycle paths and play equipment, that encourage active recreational opportunities.
 - Opportunities for visual surveillance to promote safety of users, through encouraging active frontages.

Bushfire Management Measures

A **Bushfire Management Plan** that addresses bushfire risk at the site and implement required bushfire protection measures. The plan must be prepared in consultation with the authority responsible for bushfire and the Responsible Authority. The plan must include:

- The design and layout of the subdivision, including lot layout, road design and access points, both vehicular and pedestrian which must utilise best practice design guidelines for bushfire settlement planning (i.e *Design Guidelines Settlement Planning at the Bushfire Interface. CFA, 2020*).
- Provision of perimeter roads along any bushfire hazard interface.
- Lots that achieve a minimum construction standard of BAL-12.5 or equivalent.
- Design measures to mitigate bushfire risk, including fencing, perimeter roads and suitable separation buffer distances, and the current state and future needs for management of vegetation and open space areas to a low threat state.
- A **Landscape Concept Plan** to demonstrate that reserves will be developed and maintained to low threat conditions and not increase bushfire hazards.
- A **Management Plan** to address interim bushfire hazard management for stages of the subdivision. This plan must identify the likely bushfire risks at each stage and identify how these will be managed.

Flora and Fauna

- A **Flora and Fauna Survey**, prepared by a suitably qualified expert, which includes but is not limited to, identification of the health and habitat value of any native vegetation located on the land and prepared in accordance with current Biodiversity Assessment Guidelines.
- The layout of the site and road alignment must seek to avoid removal of native vegetation.

Infrastructure Services

- An **Integrated Stormwater Management Plan** that incorporates water sensitive urban design techniques and provides for the protection of natural systems, integration of stormwater treatment into the landscape, improved water quality, and reduction and mitigation of run-off and peak flows, including consideration of downstream impacts. The plans are to address:
 - Stormwater management methods, including the location of any on-site drainage retention facilities in accordance with the Infrastructure Design Manual.
 - The need for consideration of future subdivision layouts and road alignments to address the natural direction of overland flow paths for stormwater and riverine flooding, and the requirements of *Nagambie Flood Study 2017*.
- A Traffic Impact Assessment Report (or equivalent) that:

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- demonstrates that the proposed road network provides a high degree of connectivity and external and internal permeability.
- identifies any required upgrades to the broader network as a result of the proposed subdivision.
- specifies traffic measures necessitated by the future development.
- outlines existing cycle and pedestrian networks, including the waterside accessway and routes to key activity generators such as the High Street retail area, school, and other community facilities.
- An **Infrastructure Provision Plan** in accordance with the Infrastructure Design Manual to be approved by the responsible authority which makes arrangements for the owner or developer or both, to meet the entire cost of infrastructure and utilities, both on and off the land, generally associated with, or relating to the subdivision of the land and that addresses:
 - The Infrastructure Provision Plan and staging plan must be submitted as part of the development plan, indicating the proposed staging of the development.
 - Arrangements for provision of any necessary works including open space areas, infrastructure and utilities referenced in the various plans submitted as part of the Development Plan.
 - The provision, staging and timing of stormwater, drainage works and earthworks.
 - Staging and delivery of any identified works

Process and Outcomes

- The approved development plan may be amended to the satisfaction of the responsible authority.