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SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO4**.

EASTERN GATEWAY, EUROA

1.0

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Requirement before a permit is granted

Before any new use, development or subdivision commences, a development plan must be prepared and approved by the Responsible Authority.

A permit may be granted before a development plan has been prepared for the purpose of:

- subdividing land into two allotments or re-subdividing existing allotments so as to not increase the number of lots;
- a single dwelling on a lot; or
- any buildings and works associated with the ongoing maintenance or operation of the subject site.

2.0

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Conditions and requirements for permits

An application for planning permit must include, a stormwater management plan detailing how stormwater will be collected and treated within the development. The plan must be prepared in accordance with the Infrastructure Design Manual and consider ongoing maintenance of the stormwater management measures.

Conditions, as appropriate, must be included on any planning permit issued to subdivide or develop land with regard to recommendations made by the assessments and specialist reports submitted in support of the Development Plan.

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Requirements for development plan

A Development Plan must be prepared to the satisfaction of the Responsible Authority to guide the future subdivision, use and development of land known as Eastern Gateway Euroa.

The Development Plan may be amended to the satisfaction of the Responsible Authority.

The Development Plan must demonstrate, as appropriate:

- General consistency with the *Euroa & Avenel Rural Residential Development – Development Plan Report April 2010*.
- The proposed subdivision layout or the proposed development of the land, including roads, lot size, areas of open space and recreation, pedestrian and bicycle links, equestrian trails, drainage retention areas, and any staging of the development.
- That each lot will be connected to the reticulated sewerage system in accordance with the requirements of Goulburn Valley Water.
- Where accessways cross the 1% AEP floodplain area, they must be designed to ensure no adverse impacts occur to adjoining areas, and to be designed to ensure that the depth of flooding is less than 0.3metres to the satisfaction of the floodplain management authority.
- Building envelope/exclusions area concept plan complying with the following:
 - Building envelopes must not be placed in areas where the water will be greater than 0.3 metres deep in a 1% AEP flood event.

- Natural overland flow paths should be retained in principle.
- Appropriate building/infrastructure setbacks (a minimum of 30 metres) to water features.
- Exclusion areas within the Urban Floodway Zone.
- Building and development exclusion areas within remnant vegetation on the western boundary.
- Appropriate setbacks for buildings and infrastructure from the water feature adjacent to the western boundary (a minimum of 30 metres) should be considered in the design layout for the development.
- Responsiveness to the site's constraints and opportunities and adjoining land uses and neighbouring buildings and works.
- The location of any significant environmental, cultural, heritage and/or ecological (faunal and/or floral) features including remnant vegetation, habitat corridors, wetlands, watercourses, fire or flood prone and saline areas, and historic sites.
- Stormwater management methods to ensure no increase in runoff from the site, including the location of any on-site drainage retention facilities.
- Arrangements for the provision of all physical infrastructure to the land including vehicle access arrangements.
- The protection and enhancement of the existing Euroa Arboretum on the western boundary of the site.
- Provision of a landscape buffer along the Euroa Main Road frontage to help define the Eastern Gateway role of the site.

The Development Plan must include, where required by the Responsible Authority:

- An environmental assessment of the land, involving a flora and fauna survey, which, among other things, identifies the health and habitat value of all native vegetation and prepared in accordance with current Biodiversity Assessment Guidelines.
- A vegetation management plan for the remnant vegetation along the western and southern boundaries of the site including consultation with the Euroa Arboretum Committee of Management.
- A drainage and flood investigation report to determine the requirements for mitigating works to manage the retaining and redirecting of flows from the designated water way of the western side of the development plan area. The investigation report will also need to incorporate the Castle Creek anabranch and the minor waterway in the northern portion of the subject site.
- A preliminary survey of the area for aboriginal archaeological sites and preliminary cultural heritage assessment to determine whether a Cultural Heritage Management Plan, in terms of the Aboriginal Heritage Act 2006, is required.
- A preliminary soil assessment demonstrating the extent of any contaminated soils that may exist on the subject land and, if detected, a more detailed assessment outlining the location of the contaminated soil, the type of contaminants detected, and the strategies required to be undertaken to decontaminate the affected areas in accordance with the Minister's Direction No. 1 – Potentially Contaminated Land.
- A traffic impact assessment report to the satisfaction of the Roads Corporation (VicRoads), that identifies:
 - Appropriate access and circulation of vehicles on the existing and future road network.
 - The works necessary to accommodate traffic generated by the development and to mitigate any adverse impacts of the development.

- The trigger points for any additional traffic infrastructure such as upgrades to existing intersections.
- Considers the broader arterial road network.
- An acoustic report to consider the noise impact and mitigation measures for the Hume Freeway.
- An infrastructure plan approved by the Responsible Authority, which identifies the anticipated staging and timing of the provision of infrastructure. The infrastructure plan should address, as appropriate:
 - The provision, staging and timing of stormwater drainage works.
 - The provision, staging and timing of roadworks, both internal and external in accordance with the approved traffic management plan.
 - The provision, staging and timing of landscaping works for local parks, stormwater drainage reserves and regional landscaping works.
 - The securing of the infrastructure and utility services as may be necessary by way of an agreement pursuant to Section 173 of the Planning and Environment Act 1987 or by other means acceptable to the Responsible Authority.
 - Any other infrastructure related matter reasonably requested by the Responsible Authority associated with the subdivision of land.
 - Identification of any agency or person responsible for provision of particular items of infrastructure.

Before approving the Development Plan, the Responsible Authority must consider the following, and may include conditions where appropriate:

- The environmental, ecological, landscape, archaeological, cultural heritage and historical values and features of the site.
- The provision of at least 100,000 litres of static water storage where reticulated water is not available and at least 20,000 litres where reticulated water is available for fire fighting purposes and onsite use.
- The need for any agreement to be made pursuant to the provisions of Section 173 of the *Planning and Environment Act 1987* with respect to matters arising from the proposed use and development.
- Any requirements and/or views of the Strathbogie Shire Council and referral authorities regarding urban design and landscaping, traffic works, stormwater disposal, engineering works, environmental protections and enhancement, sewerage, drainage, fire or flood mitigation works required to properly service the proposed use and development of the land.