31/03/2011
C133

SCHEDULE 21 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO21**

JACKASS FLAT NEW DEVELOPMENT AREA

This schedule applies to land zoned Residential 1 in the Jackass Flat New Development Area (NDA), identifed in the *Jackass Flat Local Structure Plan April 2007(Amended October 2009)*.

1.0 Requirement before a permit is granted

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A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority to construct a building or construct or carry out works for:

- One dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot and is unlikely to compromise the future development of the land.
- An alteration or extension to an existing dwelling that would increase the floor area by less than 50%.

2.0 Requirements for development plan

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The development plan must be generally consistent with the *Jackass Flat Local Structure Plan April 2007(Amended October 2009)*, *Jackass Flat Design Guidelines 2007*, *Bendigo Residential Development Strategy 2004* and the *Planning Guidelines for Urban Salinity in the City of Greater Bendigo 2007* to the satisfaction of the responsible authority.

The development plan must address the following requirements:

<u>Native Vegetation</u>

- Show the native vegetation to be retained in accordance with the *Jackass Flat Vegetation Precinct Plan, September 2009*.
- The retention of native vegetation not required to be retained under the *Jackass Flat Vegetation Precinct Plan, September 2009* is encouraged where practicable.

<u>Sustainability</u>

- Energy efficiency and water saving initiatives such as solar orientation to lots, communal energy generation and "smart" metering of dwellings.

<u>Open space and landscaping</u>

- The provision of an attractive and safe pedestrian environment.
- The rehabilitation and landscaping of creek lines (including any flood mitigation works) and open space corridors.
- The inclusion of areas of native vegetation identified for protection in the *Jackass Flat Vegetation Precinct Plan, September 2009* and adjacent to creek lines in the 5% public open space contribution.
- Details of public furniture and public art to be located along open space reserves.
- The retention of canopy vegetation.
- The rehabilitation of creek lines and provision of pathways and pedestrian bridges.

<u>Movement</u>

- A road network consistent with the *Jackass Flat Local Structure Plan April 2007(Amended October 2009)*, in particular the road and footpath widths and landscaping requirements.
- The retention of canopy trees within the road reserves and the protection of these trees during construction.
- Connectivity of the road network. Cul-de-sacs are discouraged.
- A road network that maximises opportunities for solar orientation of lots.
- Public transport routes that are integrated with a pedestrian/cycle network.
- A pedestrian/cycle network that is integrated with the external network and is constructed to satisfaction of the responsible authority.

Lot size and layout

- A layout that includes a range of residential lot sizes to encourage diversity of dwellings and site responsive designs to enable remnant vegetation to be retained.
- Higher density residential development on existing cleared land.
- Medium density housing along public transport routes and overlooking open spaces areas.
- Larger residential and lifestyle lots on the fringe of the Jackass Flat NDA, in particular where sensitive bush interfaces exist.
- The siting of lots with indicative building exclusion zones to provide set backs from native vegetation identified as having very high, high or medium value under the *Jackass Flat Vegetation Precinct Plan, September 2009*.
- The location of vehicle crossovers to avoid any native vegetation on road reserves.
- The proposed staging of development.
- Subdivision including road and lot layout must demonstrate accepted best practice in relation to minimising the risk of wildfire.

Infrastructure

- Third pipe technology to provide recycled water, where practicable.
- Common trenching of services, including the provision of modern telecommunications technology and facilities, such as broadband or fibre optic cabling. If not feasible, the provision of conduit that can be retrofitted at a future stage.
- A drainage management plan that addresses on-site drainage detention, water quality, nutrient control, water sensitive urban design features, in particular the use rain gardens rather than drainage swales. The final location of the rain gardens and wetlands will be subject to detailed engineering design.
- A single style of street lighting, approved by Powercor, to be used within the Jackass Flat NDA that utilises energy efficient technology such as solar power and energy globes.

Salinity

Where there is known salinity discharge or indicators of salinity, such as the presence of Spiny Rush and Sea Barley Grass, a Salinity/Water Management Plan is to be prepared by a suitably qualified hydro-geologist to the satisfaction of the Responsible Authority in consultation with the Department of Sustainability and Environment that addresses, but is not limited to, the following matters:

- A desktop assessment and field survey of the geology and geomorphology of the site to ascertain the nature of groundwater flows.
- As assessment of the likely hydro-geological performance having regard to the impact of salinity.
- An indicative assessment of the extent of the salinity issues and the post development risk it imposes.
- The depth to the watertable and salinity of the groundwater in the region of the proposed development.
- Recommendations regarding the management and future use of areas identified as being susceptible to salinity.
- An Implementation Plan outlining any works necessary to implement such recommendations.