

04/06/2009
C41**SCHEDULE 9 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO9**

1.004/06/2009
C41**Purpose of the development plan**

The land the subject of this development plan overlay is zoned Low Density Residential wherein the minimum lot size is 4000 square metres.

The land has been identified in the Cobram Strategy Plan 2007 as having the capability of development at urban densities at a future point in time.

In the interim, development at lower densities is encouraged with the design and layout of the low density housing estate required to be sufficiently flexible to allow for re-subdivision to urban densities at a later date.

Infrastructure provision, including reticulated services to accommodate the expected future demand, is required to be provided as and when the land is subdivided for low density residential purposes unless a design can be developed to the satisfaction of the Responsible Authority that will cater for demand generated by low density residential development in the short term and that is capable of effective, efficient and cost effective expansion as and when the land is development at urban densities.

2.004/06/2009
C41**Requirement before a permit is granted**

Before any use, development or subdivision commences, a Development Plan for the land must be prepared to the satisfaction of the Responsible Authority.

The Responsible Authority may grant a permit for subdivision, use or development prior to the approval of a Development Plan only where it is satisfied that the proposed subdivision, use or development will not prejudice the orderly use and development of land as intended by the Cobram Strategy Plan or for the following:

- One dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot.
- Agriculture and any buildings and works in association with the use of the land for agricultural purposes.
- A fence.
- Minor extensions, additions or modifications to any existing development.

3.004/06/2009
C41**Requirements for development plan**

The Development Plan must be accompanied by the following information, to be provided to the satisfaction of the responsible authority.

- An *Environmental Assessment* of the land, involving a flora and fauna survey which identifies the health and habitat value of all native vegetation, locations of any areas of biodiversity significance and the proposed treatment of those areas, location of areas of vegetation to be protected, and areas where Net Gain offset requirements will be provided;
- An *archaeological survey and heritage assessment* which includes recommendations for the protection, restoration and interpretation of significant individual sites and, where appropriate, design measures to sensitively integrate sites into the proposed open space network;
- A *Stormwater Management Plan* detailing how stormwater will be collected and treated within the development, with particular emphasis on the removal of sediment, litter and urban waste from stormwater prior to its discharge into local watercourses, and how that process will not impact adversely on the natural flood carrying capacity of the local watercourses.

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- A *Drainage Management Plan*, to be subject to appraisal by the Goulburn Broken Catchment Management Authority to ensure that no impediment would be introduced that would result in an increase in flood impacts of properties contained in the Plan that were not the subject of the development plan under consideration.
- 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 (Contamination Management Plan) outlining the location of the contaminated soil, the type of contaminants detected, and the strategies required to be undertaken to de-contaminate the affected areas.
- A *Traffic Management and Impact Mitigation Plan* that includes the identification of appropriate access and circulation of vehicles on the existing and future road network, and upgrade works necessary to accommodate traffic generated by the development and to mitigate the impact of the development.

The development plan must show or include the following details:

- The proposed development of each part of the land.
- The relationship of the land to the adjoining land.
- The urban density layout of the subdivision and development of the land including roads, lot boundaries, dwelling envelopes and areas of public open space superimposed with the interim layout for development at low density residential rates.
- Provision of public open space that:
 - Has an area no less than 5% of the land to be used for residential, industrial or commercial purposes.
 - Provides appropriate interfaces between residential areas and surrounding areas.
 - Provides for connectivity both internally and externally.
 - Incorporates low-lying areas.
 - Recognises important landscape views and vistas.
 - Is landscaped and planted out with lawn areas, native grass areas and trees and shrubs of local provenance.
 - Ensures that where land adjoins the Murray Valley Highway and where no service or access road exists immediately adjoining the Highway road reserve, it is provided with a landscape buffer treatment a minimum of 10 metres wide.
 - Provision is made for the watering of existing and proposed vegetation.
 - Is based on a landscape design prepared by a suitably qualified person.
- Areas for any recreational uses including sporting facilities, walking and cycling tracks and internal water features.
- The provision of safe and efficient vehicle and pedestrian access to and from the land.
- Provision for public transport throughout the neighbourhood with appropriately located and designed bus stops.
- How the proposed development addresses any flood or inundation impacts on the land.
- Underground infrastructure provision including sewerage, water, drainage, telecommunications and other utility services.
- The location and connectivity of constructed footpaths along proposed streets.
- The proposed street tree and planting regime with preference given to vegetation of local provenance.

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- An assessment of required social services and community infrastructure and the means by which the services and infrastructure are to be provided including, but not limited to, the type of community, commercial and recreational facility, locations, timings and means of delivery.
- An environmental assessment of the flora, fauna and habitat significance of the land which includes recommended actions for management, revegetation and restoration of conservation and vegetation protection areas and the links between such areas.
- Retention and integration of individual and stands of mature trees, particularly indigenous trees. An arboriculture survey of all existing trees on the land and their condition, health and integrity including appropriate measures for the long term preservation of the tree(s) having regard to their proposed open space or development context.
- A “Net Gain” assessment of any native vegetation to be removed having regard to *Victoria’s Native Vegetation Management – A Framework For Action* including the location of any off-sets.
- The use of water sensitive urban design providing for the protection of natural systems, integration of stormwater treatment into the landscape, protection of water quality and reduction of run-off and peak flows.
- The location of any detention tanks, drainage retardation basins or other utility infrastructure required to service the neighbourhood.
- Opportunities for a diverse range of allotment densities and dwelling types. A statement of housing outcomes, population and lot yield targets must be submitted.
- An environmental assessment identifying any environmental hazards or contamination on the land and proposed treatments, if any; or a qualified statement indicating the absence of such hazards or contamination.
- Where land abuts a road in a road zone, new street access to the road is to be minimised and/or managed in line with the requirements of VicRoads.

Any development plan that is prepared and approved must include:

- Processes for making changes to the development plan, including a public consultation period and a requirement that the responsible authority approve any changes to the development plan.

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Conformity with Development Plan

Subsequent to the approval of the development plan by the Responsible Authority, the use and development of land must comply with the objectives and detail of the plan unless an application has been made to and approved by the Responsible Authority for a variation to the approved plan.