

26/07/2012
C63**SCHEDULE 12 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO12**.

The development plan provides criteria for the future development of land known as:

- 2072 Katamatite-Nathalia Road, Numurkah; and
- 20, 42, 59, 75 and 129 Saxton Street West, Numurkah.

The plan is intended to ensure that the development of the land is responsive to the site and surrounds, particularly the Goulburn Valley Highway and any future duplication of the highway.

1.026/07/2012
C63**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 for industrial purposes as intended by the *Numurkah Strategy Plan, January 2010* and the support of VicRoads has been provided; or for the following:

- Agriculture and any buildings and works associated with the use of the land for agricultural purposes.
- A fence.
- Minor extensions, additions or modifications to any existing development.

2.026/07/2012
C63**Conditions and requirements for permits**

A permit must contain conditions or requirements which give effect to the provisions and requirements of the approved Development Plan.

A permit must contain a condition which requires the owner to enter into an agreement with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987 to provide development contributions for:

- Road and Drainage Works;
- Landscaping; and
- Service Infrastructure.

3.026/07/2012
C63**Requirements for development plan**

The Development Plan must be prepared in consultation with VicRoads, having regard to any findings of the planning investigation feasibility study for the future duplication of the Goulburn Valley Highway between Congupna and Strathmerton being undertaken by VicRoads.

The Development Plan should be accompanied by the following information, to the satisfaction of the responsible authority:

- An *Environmental Assessment* of the land, involving a flora and fauna survey identifying the health and habitat value of all native vegetation, location 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;

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- 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.
- 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 Landscape Plan which:
 - Is based on a landscape design prepared by a suitably qualified person.
 - Encompasses the following:
 - Details of all plant species. Plant species must be suitable to this area and environmental weed and invasive tree species should be avoided to the satisfaction of the responsible authority.
 - A minimum 1.5 metres wide landscape buffer to be established along rear and/or side boundaries to provide suitable interface with adjoining land. The plant species used in the buffer area must have a minimum height of 2.0 metres and be capable of forming a dense screen to provide visual amenity to adjoining land.
 - A minimum 10 metres wide landscape buffer to be established along the Goulburn Valley Highway.
 - Where space permits, small to medium sized trees should be planted to provide scale, aesthetic relief and shade to the front of the lots and to parking 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 Traffic Impact and Management Mitigation Plan must address the minimisation of access to the Goulburn Valley Highway and the Katamatite-Nathalia Road in accordance with VicRoads' Access Management Policies.

The development plan should show or include the following details to the satisfaction of the Responsible Authority:

- A site analysis which includes consideration of:
 - Topography and other natural features.
 - Significant trees and native vegetation.
 - The use and development of surrounding land.
 - The Flood Overlays applying to the land.
- An overall development plan which:
 - Shows the proposed layout and lot pattern, including proposed lot sizes.
 - Provides a mix of lot sizes which include larger lots for more intensive uses.
 - Shows any proposed staging of development.
 - Shows a road network that provides clear connections to the external road network, in particular to the Katamatite-Nathalia Road and the Goulburn Valley Highway and any duplication of the highway, to the satisfaction of VicRoads.
 - Does not impact on any significant vegetation.

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- Provides for landscaping within the street network, including a landscape buffer at the interface with the Goulburn Valley Highway.
- Provides for building setbacks from the Goulburn Valley Highway and the Katamatite-Nathalia Road to the satisfaction of VicRoads and as provided for in the Goulburn Valley Highway Environs Policy at Clause 22.04.
- Includes 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.

Any development plan that is prepared and approved must include a processes for making changes to the development plan including, if appropriate, a public consultation period and a requirement that the responsible authority approve any changes to the development plan.

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Provision of Infrastrutre

Before commencement of any use or development of the land for industry, the owners of the land must enter into an Agreement with the responsible authority pursuant to section 173 of the Planning and Environment Act 1987.

This Agreement must make provision for contributions to be made by the owners towards the provision of service infrastructure, on-site and off-site road and traffic improvements (including the provision of land and/or the payment of financial levies) and landscaping, required as a consequence of the intended use and development of the land.

5.0

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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 be generally in accordance with the approved plan unless an application has been made to and approved by the Responsible Authority for a variation to the approved plan.

6.0

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Decision Guidelines

In assessing a Development Plan or an amendment to a Development Plan, the responsible authority must consider, in addition to the purpose of the zone and any other relevant provisions of the planning scheme, the:

- How the development plan responds to the features of the site.
- Movement networks both internal and external to the site.
- Interface of the development with adjoining development and uses.
- Views and requirements of VicRoads.
- Views and requirements of Goulburn Broken Catchment Management Authority.
- Consistency with the Goulburn Valley Highway Environs Policy at Clause 22.04.