

03/03/2016
C44

SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO1**

VALLEY DRIVE

The subject area comprises a number of smaller allotments totalling approximately 16.85ha of land located approximately 350m from the town centre. Adjoining land is zoned General Residential Zone, Commercial 1 Zone and Public Conservation and Resource Zone.

1.0

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Requirements before a permit is granted

The responsible authority may grant a permit for subdivision, use or development prior to the approval of a development plan provided it is satisfied that the subdivision, use or development will not prejudice the future use or development of the land consistent with the objectives of this schedule.

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Conditions and requirements for permits

A permit granted must include the following conditions or requirements, as appropriate to the application:

- An architectural design response for all residential and commercial buildings.
- A planning report outlining how the development is generally in accordance with the approved Development Plan and the Halls Gap Township Urban Design Framework.
- A traffic report assessing the car parking requirements and traffic impacts of the proposed development.
- A report detailing how Environmentally Sustainable Design techniques such as energy and water conservation, waste minimisation, vegetation retention and promotion of alternative transport options have been incorporated in the proposed development.

Any permit granted to subdivide, use or develop the land must include, where relevant, the following requirements:

- The submission of a Construction Management Plan prepared to the satisfaction of the responsible authority which includes the following information:
 - A construction staging program;
 - How the subject site is to be accessed during the construction period;
 - How surplus material resulting from future earthworks on the site will be dealt with;
 - The storage of all plant and equipment during the construction period;
 - The methods designed to ensure that the amenity of the neighbouring residential area is protected throughout the construction period;
 - The methods to control adverse environmental effects including erosion and sediment runoff.

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Requirements for development plan

The development plan must include or comprise:

Design and development objectives

A report demonstrating how the proposed development or subdivision supports the following objectives for the site:

- To provide tourism and residential opportunities that complement the role and function of the Halls Gap town centre;
- To achieve high quality architectural and landscape design outcomes that maintain the open landscape character of the valley floor and are visually recessive when viewed from the Grampians National Park;
- To manage risks associated with environmental hazards such as bushfire and flooding;
- To ensure that buildings, landscape works and infrastructure incorporate environmentally sustainable design and water sensitive urban design features;
- To ensure buildings, landscaping and open space areas are designed and sited to protect and enhance native vegetation and waterways.

Building/development envelopes/building materials

Details as to how the strategies and objectives of the Design and Development Overlay which apply to all of the site are to be addressed.

Lot size and layout

An indicative lot layout for the site showing:

- The size and dimensions of lots.
- A minimum 30 metre vegetated buffer distance between Fyans Creek and the boundary of the development.
- An explanatory statement describing how the subdivision responds to the purpose of the Rural Activity Zone schedule 1.
- An explanatory statement describing the demand for the range of lots provided.

Environmental Management

An Environmental Management Plan to be submitted to include:

- Identify potential risks to the environment.
- A statement describing the environmental features of the proposed development to address energy efficiency, reduction in potable water use, stormwater and run-off management and quality control, waste minimisation, and the prevention of litter and sediment being discharged into the Fyans Creek.
- Habitat management and landscape provisions to ensure that disturbance to native flora is minimised and any lost flora habitat is replaced. Appropriate consistent landscaping is carried out in identified areas of environmental significance.
- A statement describing how the development plan addresses the Vegetation Protection Overlay that applies to all of the land.
- The location design and purpose of all proposed water bodies and wetlands.

Bushfire Management

- Provision of defensible space for the precinct to effectively manage bushfire risk.

Public access/open space

- Provision of an area of public open space associated with the proposed wetlands.

Road and pedestrian network

An indicative Road and Pedestrian Network Plan showing:

- The location and dimensions of the Valley Drive extension, that considers existing and future traffic needs.
- The location of any road access points from other proposed or existing roads.
- Provision of adequate pedestrian paths.

Landscaping

A Landscape Plan to be submitted showing:

- The application of key landscape design principles that considers species selection throughout road reserves, along the site's key internal and external interfaces and within proposed communal open spaces and car parking areas;
- The provision of significant tree canopy and tree planting areas extended throughout the site;
- The provision of wetland protection and areas;
- Identification of existing vegetation to be retained and removed;
- Buffers and interface treatment to Fyans Creek.