

08/12/2016
C58**SCHEDULE 6 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO6**.

Swan Hill South West Development Precinct (Stage 1)**1.0**08/12/2016
C58**Requirement before a permit is granted**

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the following, subject to the responsible authority being satisfied that the grant of a permit will not prejudice the implementation of the Master Plan for the South West Development Precinct:

- Buildings or works (including extensions and modifications) associated with an existing use, in accordance with the provisions of Clause 63.
- The excision of an existing dwelling, which should be limited to the curtilage of the existing dwelling and any associated outbuildings and works.
- A boundary realignment.
- An outdoor advertising sign/structure.

2.008/12/2016
C58**Conditions and requirements for permits**

A permit for subdivision must include the following conditions and requirements:

Infrastructure works - general

- Prior to the issue of a Statement of Compliance, the developer must provide infrastructure in accordance with an approved Infrastructure Plan prepared in accordance with the requirements of 3.2 (Infrastructure Plan) under this Schedule.

Provision of infrastructure

- Infrastructure must be provided or upgraded generally in accordance with the standards specified in the Infrastructure Design Manual Version 4.4.2, dated 15 October 2015 (or as updated from time to time), to the extent reasonably required to service the subject land and to the satisfaction of the responsible authority.

Conditions to be included on all lots that abut No. 7 Dead Horse Lane Swan Hill (Sub-Precinct 1)

- The owner of the land will enter into an agreement with the responsible authority under section 173 of *the Planning and Environment Act, 1987* requiring:
 - An acknowledgement of the non-residential uses and activities at No. 7 Dead Horse Lane.
 - Prior to the issue of a Statement of Compliance a 10 metre wide tree buffer along the full length of the boundary abutting No. 7 Dead Horse Lane must be provided by the developer to the satisfaction of the responsible authority.
 - The landowners must maintain the tree buffer at all times to the satisfaction of responsible authority (maintenance of the tree buffer may include trimming and pruning for safety reasons).
 - No habitable or other buildings may be constructed within the 10 metre tree buffer area.

Conditions to be included on residential lots that abut land within the Farming Zone

- The owner of the land will enter an agreement with the responsible authority under section 173 of the *Planning and Environment Act, 1987* requiring:
 - An acknowledgement of the non-residential uses and activities conducted on the adjoining land in the Farming Zone.

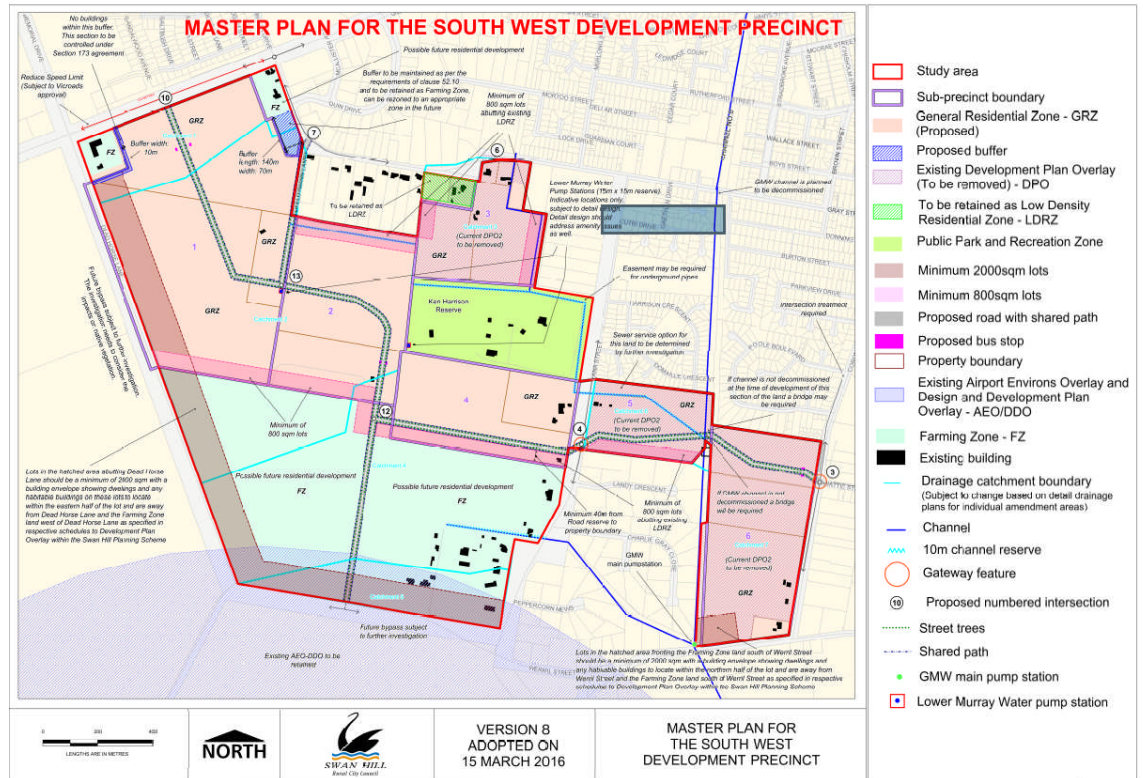
3.0

08/12/2016
C58

Requirements for development plan

A development plan must be prepared for each sub-precinct to the satisfaction of the responsible authority. A development plan must:

- Provide for the use and development of land to be generally in accordance with the *Master Plan for the South West Development Precinct (Version 8)* (the Master Plan) included at this Clause.
- Provide for orderly development that will create a liveable community and incorporate sustainable design and planning principles consistent with the Heart Foundation publication “*Healthy by Design – A guide to planning environments for active living in Victoria*”.
- Encourage higher density development along collector roads.
- Provide for the necessary traffic, transport, drainage, recreational, community and social infrastructure to service the community.
- Seek to ensure that future land use and development does not impact detrimentally on the flow and quality of surface water and ground water.
- Ensure that a 30 metre setback is provided for buildings or works from any Goulburn-Murray Water surface infrastructure (including open irrigation channels and drains); a 10 metre setback is provided from any other structure (such as culverts, drainage inlets, subways, syphons); and a 5 metre setback is provided from any below surface infrastructure (including pipelines) located on any G-MW freehold, easements or reserves; all to the satisfaction of the responsible authority.
- Address the requirements of 3.1 to 3.6 in sub-clause 3.0 of this Schedule.



3.1 Site analysis and subdivision layout

The development plan must be drawn to scale and should include the following to the satisfaction of the responsible authority:

- A site analysis plan showing existing conditions on the subject land and on adjoining and opposite properties; contours at 0.1 metre intervals; and existing infrastructure, vegetation, buildings and any other structures.
- A subdivision layout that:
 - Creates a safe, convenient and legible street layout that ensures development fronts streets and public open space.
 - Is sympathetic with and responds appropriately to established developments within adjoining land parcels. Internal streets must provide linear connections with adjoining properties, precincts and existing streets, and cul de sacs should be avoided where appropriate.
 - Avoids court bowls within developments in situations where there is opportunity to continue streets to provide linear connection and encourage walking.
 - Provides for a mix of lot sizes that can offer diverse residential development choices and affordable housing options, including small lots on corner properties where appropriate.
 - Provides for lot orientation that is consistent with sustainable design principles, including solar efficiency as appropriate.
 - Is consistent with the requirements of Safer Design Guidelines to create passive surveillance to public areas, including streets and open spaces.
 - Provides for a minimum subdivision area of 2000 square metres for land abutting Dead Horse Lane as specified in the Master Plan.
 - Provides for a minimum subdivision area of 800 square metres for land abutting land in the Farming Zone where shown on the Master Plan.

- Provides for a 10 metre wide tree buffer along the full length of the boundary of No. 7 Dead Horse Lane.
- Incorporates planning principles consistent with the Heart Foundation publication “*Healthy by Design – A guide to planning environments for active living in Victoria*” to encourage walking, cycling and active living by design where appropriate.
- Identifies vegetation that is to be retained and/or removed.
- Identifies existing and proposed infrastructure.
- Identifies existing buildings, works and structures that are to be removed or relocated.

3.2 Infrastructure plan

An infrastructure plan for the land identified in this Schedule must be prepared to the satisfaction of the responsible authority.

The infrastructure plan must address the following to the satisfaction of the responsible authority, unless it can be demonstrated that such information would be more appropriately provided at the subdivision permit application stage:

- The provision, staging and timing of stormwater drainage works, both internal and external to the precinct.
- The provision, staging and timing of road works (including allocation of land for proposed bus stops, associated works, shared paths).
- The provision and staging of the implementation of all recommendations identified in an approved Traffic Impact Assessment prepared for the development.
- Any other infrastructure or related matters reasonably requested by the responsible authority in association with the development of the land.

The infrastructure plan must include the provision of infrastructure where the development impacts on infrastructure beyond the developable area, including infrastructure identified in *Table 1 – Infrastructure to be Provided* and *Table 2 – Existing Infrastructure to be Upgraded* (Swan Hill Rural City Council, 2016), both of which are listed as reference documents at Clause 21.04-2.

The infrastructure plan must state that the provision of all infrastructure reasonably required by the development of the land identified in this Schedule, whether within or outside the developable area, is at no cost to the responsible authority.

3.3 Drainage

A drainage management plan for land identified in this Schedule addressing the management of the quantity of stormwater must be prepared to the satisfaction of the responsible authority. The plan must take into account the Swan Hill South West Development Precinct Drainage Strategy Version 2, 23 July 2015 (or as amended) and must be approved by the responsible authority.

The drainage management plan must address the following to the satisfaction of the responsible authority, unless it can be demonstrated that such information would be more appropriately provided at the subdivision permit application stage:

- Provision for stormwater arriving from upstream, passing through, and moving downstream from the site.
- An assessment of the existing surface and subsurface drainage conditions on the site by a suitably qualified professional, and the potential impacts on the proposed development, including any measures required to mitigate the impacts of groundwater on the development and the impact of the development on drainage.

- Geotechnical and hydrological analysis and design of any retardation basins and their proximity to any groundwater table, and in particular how groundwater infiltration will be addressed, and how accessions to the water table will be addressed to the satisfaction of the responsible authority.
- Computations and stormwater modelling to demonstrate that there will be no adverse impacts on the operation of the Swan Hill Main Drain in a 100 year ARI rainfall event from any discharge to the Swan Hill Main Drain from the drainage system serving the precinct.
- The natural direction of overland flow paths for stormwater to ensure that overland flows will be primarily along road reserves and will avoid overland flow drainage reserves wherever possible.
- The provision, staging and timing of drainage infrastructure to serve land identified in this Schedule.
- A conceptual landscape plan for any retardation basin to be constructed, showing the proposed landscape treatments, tree planting, footpaths around the basins and access for maintenance in accordance with the standards specified in the Infrastructure Design Manual (as updated).
- Siting of any retardation basin, ensuring a minimum of 40% of the perimeter of the retardation basin has frontage to a road/s to allow overland flows to enter the basin unless otherwise agreed in writing by responsible authority.
- The approved drainage connection points to Swan Hill Rural City Council's existing drainage infrastructure.
- Consideration of fence design for retardation basins to maximise passive surveillance.
- Approval from all relevant service authorities whose assets or land may be affected by surface or pipe flow discharge. In particular, it should be noted that a separate permit (Works on Waterway) from the relevant authority may be required if:
 - There is a direct connection to a waterway.
 - There is a bridge over a waterway or a culvert.
 - A retardation basin is to be constructed.
- Any other requirements as reasonably requested by the responsible authority associated with the development of the land.

3.4 Traffic

A traffic impact assessment report that is generally consistent with the report titled *Swan Hill South West Development Precinct Traffic Impact Assessment* dated May 2015, (or as revised), and the *Swan Hill South West Development Precinct Traffic Strategy* dated February 2015 (or as revised) must be prepared for the land identified in this Schedule, to the satisfaction of the responsible authority.

The traffic impact assessment report must address the following to the satisfaction of the responsible authority, unless it can be demonstrated that such information would be more appropriately provided at the subdivision permit application stage:

- Appropriate access and circulation of vehicles on the existing and future road network.
- Appropriate integration with the existing or proposed subdivision of adjoining properties, including through the alignment and configuration of the street network and landscape character.
- The identification of existing and proposed public transport routes, bus stops (as shown on the approved Master Plan for the South West Development Precinct) and associated infrastructure.

- The identification of existing and proposed pedestrian and cycling networks and shared paths, including provision for safe and convenient linear access to public transport infrastructure.
- Works necessary to accommodate traffic generated by the development and to mitigate the impact of that traffic on the development.
- Roads and intersections designed to create efficient clearance of traffic and activity areas around public facilities. The proposed road network should not overload or detrimentally affect existing or proposed residential streets and intersections.
- A road layout that provides for natural traffic speed control, appropriate to the street category. The introduction of specific speed control devices should be considered only as a secondary option.
- The road layout should be designed for all road users appropriate to the street type, including service vehicles, emergency vehicles, waste collection vehicles and street-sweepers. Bus routes must also be considered when developing road networks, and be based on the Department of Environment Land Water and Planning publication titled *Public Transport Guidelines for Land Use Development* (or a replacement document by the department).
- Road reserves of adequate width for the intended road type, which should comply with the requirements of the Infrastructure Design Manual (as updated).
- Typical cross-sections of differing road types, detailing the intended function of the road, e.g. bike lanes, drainage and landscaping.

3.5 Environmental management plan

An environmental management plan must be prepared to the satisfaction of the responsible authority and then approved by the responsible authority.

The environmental management plan should address the following, to the satisfaction of the responsible authority:

- The location of any significant environmental, cultural heritage and/or ecological (faunal and/or floral) features, including fauna and remnant native vegetation.
- A flora and fauna survey, which (among other things) identifies the health and habitat value of all native vegetation.
- Developments on land that are will be reclaimed as a result of decommissioning of the Goulburn-Murray Water channel infrastructure. Such development will require further investigation undertaken by suitably qualified persons to demonstrate the suitability of the land to be used and developed for residential and other purposes to the satisfaction of the responsible authority.
- Demonstration of how any significant environmental features can be protected.