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SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO3**.

BOX GROVE NAGAMBIE

This schedule applies to land west of Lobbs Lane, Nagambie.

Purpose

The purpose of this Development Plan Overlay is:

- To facilitate the development of a high quality low density residential estate in a manner that responds to the environmental constraints and opportunities of the site.
- To recognise and protect the environmental values of the site, including remnant native and exotic vegetation, within the context of a low density residential development.
- To facilitate alternative forms of accommodation in the Adaptive Residential area which are integrated with and respond to the existing homestead, outbuildings and established gardens.
- To provide for the development of the Adaptive Residential area that may include tourist accommodation or retirement housing.

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Requirement before a permit is granted

A permit may be granted for the following before a development plan has been prepared:

- A use permitted under the zone, provided the responsible authority is satisfied that it will not unreasonably prejudice the future subdivision of the land.
- Subdivision of land, provided that the subdivision is the re-subdivision of the land and the number of lots is not increased.
- Removal or creation of easements or restrictions.
- One dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot.
- Agriculture and any buildings or works in association with the use of the land for agricultural purposes.

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Conditions and requirements for permits

Except for a permit granted before a development plan has been approved in accordance with Clause 1.0 of this Schedule, a permit must contain conditions that give effect to the provisions and requirements of the approved Development Plan.

An application for a planning permit for each, or any, stage of the development must be accompanied by the following documents, as appropriate, to the satisfaction of the responsible authority:

- Town Planning Report, including:
 - A response to the Approved Development Plan
 - A response to the Purposes of this schedule
- Plan of Subdivision, showing:
 - Building envelopes, where required
 - Details of how the subdivision responds to the natural features and topography of the site.
 - Details of how it is proposed to protect existing remnant native vegetation which may include the use of exclusion areas and buffers and / or Section 173 agreements.

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- Provision of a range of services, including water supply, sewer, telecommunications and reticulated electricity supply to the satisfaction of responsible authority and relevant service authorities. Stormwater Management Plan including Water Sensitive Urban Design principles and consideration for treatment, outlet and high flows
- Traffic Management Plan
- Design Guidelines. The Design Guidelines must be generally consistent with the Residential Design Guidelines forming part of the approved Development Plan for the land. The Design Guidelines are to specifically address:
 - Building heights and setbacks
 - Fencing height and form
 - Car parking provision and location of garages, carports and sheds
 - Building materials and architectural styles throughout the site
 - Siting and orientation of buildings having regard to passive energy efficiency techniques
 - Service yard locations screened from public views
 - Interface treatments to all waterways
 - General landscape guidelines, including protection of remnant native vegetation where appropriate

A permit must also contain the following condition, where appropriate:

- The provision for a Section 173 Agreement to require all works to be in accordance with the approved Design Guidelines and to require the protection of remnant native vegetation identified as being retained on individual lots to the satisfaction of the responsible authority..

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Requirements for Development Plan

A Development Plan must be generally in accordance with the Box Grove Indicative Development Plan dated June 2013 forming part of this Schedule to the satisfaction of the responsible authority.

A Development Plan must be prepared to the satisfaction of the responsible authority to guide the future subdivision, use and development of land known as Box Grove Nagambie.

The Development Plan may be amended to the satisfaction of the Responsible Authority.

Supporting Information Requirements

The Development Plan must include the following documents, reports, guidelines and plans, prepared to the satisfaction of the responsible authority:

Site Master Plan

A Site Master Plan including urban design principles and an indicative staging plan to identify the proposed sequencing of development. The Site Master Plan should include plans and text as appropriate.

The site master plan must include:

- Street layouts and internal intersection treatments
- An indicative subdivision plan that includes:
 - Staging of the subdivision
 - A maximum of 200 residential lots
 - A minimum average residential lot size of 0.4ha

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- Provision of a 60 metre setback from the Goulburn River backwater to private land
- Provision of a 10 metre setback from the Goulburn River reserve to private land.
- Provision of public open space around the backwater of Lake Nagambie and along the Goulburn River frontage
- Public open space linkages
- A link to the “Waterside accessway’ landscape pedestrian/cycle path’ shown on Figure 4 (Nagambie Structure Plan) at Clause 21.03
- Available infrastructure including power, water, sewer and telecommunications
- Existing buildings
- Existing remnant native vegetation, including vegetation to be retained
- Mechanisms for protecting vegetation to be retained
- The types of uses proposed for the Adaptive Residential area

Landscape Concept Plan

A Landscape Concept Plan including:

- An overall landscape master plan for the land in the Development Plan, including a street tree master plan for the land and identification of existing remnant native vegetation to be retained
- Indicative landscape guidelines
- Typical street cross-sections
- Indicative public open space and node treatments
- A landscape plan for Adaptive Residential area identifying the retention of existing vegetation and proposed landscaping

Residential Design Guidelines

Residential Design Guidelines containing:

- Indicative building heights and setbacks
- Indicative fencing height and form
- Indicative car parking provision and location of garages, carports
- Indicative shed locations
- Indicative service yard locations screened from public views
- Indicative building materials and architectural styles throughout the site
- Indicative siting and orientation of buildings having regard to passive energy efficiency techniques and relevant considerations of Clause 54, 55 and 56 of the Scheme
- Indicative treatments providing opportunities for passive surveillance and activation of streetscapes and public realms for key interface areas
- Design guidelines for the Adaptive Residential area.

Stormwater and Flood Management Strategy

A Stormwater and Flood Management Strategy developed in consultation with the responsible authority and relevant referral authorities including:

- Establishment of flood levels for the site
- All contributing flows from adjoining public and private land into the site
- All run-off generated within the site

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- How flows are proposed to be carried through the site
- Identification of overland flow paths, depths and velocities of flows and any potential effects on or discharge onto surrounding properties
- Any earthworks proposed to provide adequate freeboard to development
- Access across the floodway must be designed so that it has no adverse offsite flooding impacts
- Access across the floodway must be provided at a level higher than the 100-year Average Recurrence Interval (ARI)
- Water Sensitive Urban Design (WSUD) principles
- Buildings and works must be located outside the floodway, which is the land defined as 0.5 metres below the applicable 100-year Average Recurrence Interval (ARI)
- Building envelopes must be located on land that floods less than 0.5 metres deep in a 100-year ARI type flood event
- Access across the floodway to the allotments and to the building envelopes must flood less than 0.35 metres deep in a 100-year ARI type flood event

