

02/09/2010
C148**SCHEDULE 12 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO12****ROSSITER ROAD, KOO WEE RUP****1.0**13/05/2010
C77**Requirement before a permit is granted**

The Responsible Authority can consider an application for minor works or extension to an existing dwelling before a development plan has been approved. All proposals for minor works or dwelling extensions must be accompanied by a report demonstrating that they will not prejudice the future development of the land in an integrated manner. Before granting a permit the responsible authority must be satisfied that the permit will not prejudice the future use and development of the land in an integrated manner.

Prior to the granting of a subdivision permit or any development other than minor works or extension to an existing dwelling, an agreement between the owner of the land for 170 Rossiter Road, (Lot 2, LP 208879), Sybella Avenue (LA PS540339), 44 Sybella Avenue (Lot 6, P53874), 80 Sybella Avenue (Lot 1, TP202048H) and Sybella Avenue Koo Wee Rup (Lot 26, PS009030) and the Responsible Authority under Section 173 of the Planning and Environment Act 1987 must be entered into to the satisfaction of the Responsible Authority, which must require the owner:

- Supply and erect post and wire fencing along the wetland periphery located outside the urban growth boundary prior to the wetland construction to the requirements of Melbourne Water and to satisfaction of the Responsible Authority. The bottom wire of the fence must be between 40 to 60cm above the natural ground level to facilitate wildlife movement.
- Monitor groundwater quality at the location of the bore well installed near the fuel depot at Lots 1-2 P53874, 7/4 Sybella Avenue, Koo Wee Rup to the satisfaction of the responsible authority. The groundwater monitoring is to continue until the final stage of development and the monitoring results are to inform an appropriate response before the commencement of construction or carrying out of any buildings and works in association with a sensitive use adjacent to the fuel depot.
- Construct a local road to the satisfaction of the Responsible Authority during the first stage of development, extending from Rossiter Road through Lot 2, LP208879, 170 Rossiter Road, Koo Wee Rup linking to the western boundary of Lot 1, P208879, 190 Rossiter Road and Lot 15, P9030, 216-218 Rossiter Road, Koo Wee Rup to provide access to the 'long lots' as shown on SM Urban 'Concept Development Plan' (Ref: 106008, date 27 February 2009, Rev: F).
- Provide construction of the wetland system generally in accordance with SM Urban 'Concept Development Plan' (Ref: 106008, date 27 February 2009, Rev: F). Construction and staging of the wetland construction must be completed in accordance with the requirements of Melbourne Water.
- Land required for drainage purposes or as encumbered open space must be transferred to the drainage authority or municipal council at no cost and will not be credited as open space.

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C148**Requirements for development plan**

The development plan must include:

Subdivision Layout

An indicative subdivision layout for the land, generally in accordance with the SM Urban 'Concept Development Plan' (Ref: 106008, date 27 February 2009, Rev: F) showing:

- A clear, legible and convenient road network and pedestrian/bicycle network within and leading to the development, demonstrating appropriate road layout, traffic management and construction standards.
- A report which demonstrates that the development incorporates the following principles:
 - Maintaining 50% of the lots over 700 square metres
 - Discouraging small allotments of area less than 500 square metres
 - Encouraging larger allotments over 1000 square metres towards the edge of the urban growth boundary.
 - Encouraging the inclusion of street trees for shade and aesthetic quality.
 - Developing a clear, legible road network that provides a high level of internal connectivity and external linkages for local vehicle, pedestrian and bicycle movements.

2.1

Rossiter Road / Sybella Avenue Precinct (other than long lots)

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In addition to any other requirements for a development plan specified in this schedule, the development plan for the Rossiter Road/Sybella Avenue Precinct

- Part of Lot 2, LP208879, 170 Rossiter Road, Koo Wee Rup
- Lot 6, PS53874, 44 Sybella Avenue, Koo Wee Rup
- Lot 1, TP202048H, 80 Sybella Avenue, Koo Wee Rup
- Part of LA, PS540339, Sybella Avenue, Koo Wee Rup

Must provide for:

Subdivision Layout

An indicative subdivision layout for the land, generally in accordance with the SM Urban 'Concept Development Plan' (Ref: 106008, date 27 February 2009, Rev: F) showing:

- The size and dimensions of lots proposed
- The proposed use and development of each parts of the land
- The relationship of the land to existing or proposed uses on adjoining land.
- The location of a local neighbourhood park, wetland reserves and encumbered open space
- The staging of development. The staging must include:
 - A local road to the satisfaction of the Responsible Authority during the first stage of development, extending from Rossiter Road through Lot 2, LP208879, 170 Rossiter Road, Koo Wee Rup linking to the western boundary of Lot 1, P208879, 190 Rossiter Road and Lot 15, P9030, 216-218 Rossiter Road, Koo Wee Rup to provide access to the 'long lots' as shown on SM Urban 'Concept Development Plan' (Ref: 106008, date 27 February 2009, Rev: F).

- The land adjacent to the fuel depot at Lot 1-2, P53874, 7/4 Sybella Avenue, Koo Wee Rup, in the final stage of the development

Open Space

- Proposed open space, recreation and path facilities including:
 - a centrally located unencumbered local neighbourhood park with a minimum area of 1 hectare
 - shared paths throughout the development to link the land to existing development to the north and east
 - trail network along the wetland reserve in consultation with Melbourne Water
 - provisions for the **protection of native vegetation along the wetland system**
- A temporary reserve at the location of the groundwater monitoring well to enable ease of access from Sybella Avenue, Koo Wee Rup.
- The arrangement for transfer of open space into public ownership to the satisfaction of the responsible authority.

Traffic

- A traffic management plan prepared to the satisfaction of the responsible authority and in consultation with Vic Roads, demonstrating:
 - A clear, legible and convenient road network and pedestrian/bicycle network within and leading to the development, demonstrating appropriate road layout, traffic management and construction standards. Such arrangements must include the construction of a connection to Rossiter Road to the north, and Sybella Avenue to the east. The provision of access to Rossiter Road and Sybella Avenue needs to be to the requirements of Vic Roads.

Landscaping

- An indicative landscape plan must be prepared to the satisfaction of the responsible authority, demonstrating:
 - The location of all landscaped areas, including the wetland area
 - Details of any landscape themes for the site
 - The incorporation of a consistent streetscape theme
 - Location and details of any street furniture, playground equipment, boardwalks and viewing platforms
 - Effective management of the interface between the residential area and wetland area, including appropriate fencing where necessary.

Environment

- Incorporation of a Southern Brown Bandicoot Habitat Plan into the design of the development to be prepared by a suitably qualified and experienced zoologist to the requirements of the Department of Sustainability and Environment including:

- Design elements for the creation of appropriate new habitat for the Southern Brown Bandicoot and methods of ongoing long term management and protection of the new habitat.
- How the protection and creation of the habitat for Southern Brown Bandicoot contributes to establishing long term habitat links between the Bunyip Creek, the rail reserve and Yallock Creek.
- Provision for the protection and conservation of remnant trees, particularly the Swamp Gums (*Eucalyptus ovata*)
- Provision of an arborist report to the satisfaction of the responsible authority assessing the health of the Southern Mahogany trees. Based on the health and condition of these trees, provide for the protection and conservation of these trees.
- A targeted survey for the Dwarf Galaxias (*Galaxiella pusilla*) by a qualified environmental consultant in consultation with the Department of Sustainability and Environment. The survey needs to occur when water is present: if the water body is temporary then the survey should be in November-December and not in mid summer. Always undertake bait trapping with glow sticks over night in combination with at least one other method of backpack electro fishing or dip netting. Note: Avoid dip netting in breeding season (May – October) as fry are easily damaged.
- A groundwater monitoring program to monitor groundwater quality at the location of the bore well installed near the fuel depot at Lots 1-2 P53874, 7/4 Sybella Avenue Koo Wee Rup, to the satisfaction of the Responsible Authority and Environment Protection Authority. The groundwater monitoring is to continue until the final stage of development and the monitoring results are to inform an appropriate response before the commencement of construction or carrying out of buildings and works in association with a sensitive use adjacent to the fuel depot.

Wetland

- A drainage plan in accordance with the requirements of Melbourne Water and generally in accordance with the Stormy Water Solutions Drainage Strategy dated 2 February 2009
- A Functional Design plan prepared and approved by Melbourne Water prior to the commencement of detail design of the wetlands. The functional design plans must consider a groundwater analysis and how the groundwater will impact on the construction of the wetlands.
- The order and extent of each stage of the wetland system development (if the wetlands are to be staged) to the requirements of Melbourne Water
- The requirements of Melbourne Water (for drainage) and those of the Department of Sustainability and Environment (for flora and fauna) must be considered mutually prior to the development of either a Habitat or Drainage Plan.

Infrastructure

- The provision of utility service infrastructure required to service the development and details on the arrangements for the provision of the infrastructure. The land must be connected to a reticulated sewerage system of a sewerage authority
- The means by which the gas transmission easement and drainage easement will be accommodated as part of the development.