

08/03/2007
C80

SCHEDULE 13 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO13**

1.0

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Requirement before a permit is granted

- The responsible authority can consider an application for minor works before a development plan has been approved. All proposals for minor works must be accompanied by a report demonstrating that they will not prejudice the future development of the land in an integrated manner.
- Except for an application for minor works, a section 173 agreement with the responsible authority that transfers the Peck Road Hill conservation reserve into public ownership and provides for the funding for management of the reserve.

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Requirements for development plan

The development plan must include:

- The proposed use and development of each part of the land.
- The staging of development.
- The relationship of the land to existing or proposed land uses on adjoining land.
- Population and household targets.
- The proposed range of housing types and lot sizes.
- Proposed open space, recreation and path facilities including:
 - A centrally located unencumbered neighbourhood park with a minimum area of 1 hectare or allocation of parks to the satisfaction of council
 - Joint-use paths throughout the development to link the land to future development to the west and east, to provide for good north/south connections, and joint-use paths along the Princes Highway and Thewlis Road frontages
 - Provision for the protection of significant vegetation in a reserve on the hill adjacent to Peck Road
- An assessment of the potential for saline discharge sites on the land, and any necessary measures to address salinity.
- An archaeological survey of the site.
- A traffic management plan to the satisfaction of Council and Vic Roads
- The proposed layout of streets including the provision of access to both Princes Highway and Thewlis Road, and including an east-west link of appropriate dimensions to provide the key link consistent with the Casey-Cardinia Smart Growth Committee Framework Plans.
- The funding arrangements for provision of controlled intersections that maybe required including the funding arrangements and timing for the upgrade of the intersection of Thewlis Road and the Princes Highway.
- An interface between the development and both Princes Highway and Thewlis Road that provides for safe, attractive and permeable pedestrian and bicycle movement along the frontage to those roads and between the development and the roads.
- Provision for the future widening of Thewlis Road.
- A schedule of physical and community infrastructure required for and as a result (in whole or part) of the development of the land including arrangements for their provision and funding.

CARDINIA PLANNING SCHEME

- An overall landscape concept to the satisfaction of Council. Indigenous plantings must be used in informal clumps on Thewlis Road and Princes Highway. Consideration should also be given to using local indigenous species in all landscape plantings for the development.
- Significantly increased housing densities above the average adjacent to public open space and in association with any activity centre on the site.
- The provision of a local neighbourhood centre located in the north-east of the land comprising of:
 - A 3.5 hectare site for a state school with three road frontages one of which is Thewlis Road
 - A 0.44 hectare fully serviced and unencumbered site for the future provision of a community centre.
 - A retail/commercial centre of at least 250 square metres
 - Details of the location of relationship and interaction with nearby activity centres.
- Details of how a high level of urban design will be delivered for areas of higher density.
- Details of how the principles set out in Melbourne 2030 will be addressed as part of the development, in particular for neighbourhood design
- An Environmental Management Plan for the Peck Road Thewlis Road EVC site that addresses the following issues to the satisfaction of the Council and the Department of Sustainability and Environment:
 - The arrangements for transfer into public ownership of the land;
 - An assessment of remnant vegetation and identification of management measures required to ensure ongoing protection of significant flora, in accordance with Victoria's Native Vegetation - A Framework for Action; and
 - Provision for the full funding for 10 years implementation of the Environmental Management Plan
 - Effective management of the interface between the EVC site and residential uses, including an appropriate buffer as indicated in the plan referenced as *Worthington Estate Pakenham, Buffer Treatment Area, Option K Rev A November 2006*.
- The Environmental Management Plan should:
 - Include a statement that Cardinia Shire Council will have ownership of the bushland reserve and responsibility for the implementation of the Environmental Management Plan
 - Outline methods to be introduced to minimise any impacts upon the vegetation by recreational use.