

26/04/2013  
C182**SCHEDULE 14 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO14**.**170 MCDONALDS TRACK, LANG LANG****1.0**26/11/2009  
C60**Requirement before a permit is granted**

A planning permit may be granted to use land, construct a building or construct or carry out works before a development plan has been approved to the satisfaction of the responsible authority. All proposals must be accompanied by a report demonstrating that they will not prejudice the future development of the land in an integrated manner.

**2.0**26/11/2009  
C60**Conditions and requirements for permits**

The following conditions and requirements apply to the subdivision and development of the land.

- A 300 metre buffer zone must be provided from the Lang Lang Sewage Treatment Plant title boundary to any odour sensitive use. Any food and drink premise, café, convenience restaurant, office (other than ancillary to an industry or warehouse), restricted retail (bulky goods), place of assembly, place of worship and childcare centre must not be located in the 300 metre buffer zone unless to the requirements of South East Water and the satisfaction of the responsible authority.
- Prior to the commencement of any use or development, Aquatic surveys, particularly targeting Australian Grayling, Dwarf Galaxias and Growling Grass Frogs must be carried out to the requirements of the Department of Sustainability and Environment and satisfaction of the responsible authority.
- Access to and egress from the site must utilise existing cleared areas along the road reserve. If removal of roadside vegetation is unavoidable, only the minimal amount to allow access to the site may be removed. If minimal clearance of native vegetation on the roadside is deemed necessary, a targeted fauna survey for the Southern Brown Bandicoot must be conducted to the requirements of the Department of Sustainability and Environment and the satisfaction of the responsible authority, (This threatened species is known to occur along roadside vegetation in this area. The proposal may need to be referred to Environment Australia under the *Environment Protection and Biodiversity Conservation Act 1999*, as the Southern Brown Bandicoot is listed as threatened under this Act).
- Best practise sedimentation control and stormwater treatment must be provided during and subsequent to construction to ensure minimisation of impacts on Adams Creek to the satisfaction of the responsible authority.
- Roadway design and the provision of fire services within the residential area must be to the requirements of the Country Fire Authority guideline “Requirements for Water Supplies and Access for Subdivisions in Residential 1 and 2 and Township Zones” and to the satisfaction of the responsible authority.
- Roadway design and the provision of fire services within the industrial area must be to the requirements of the Country Fire Authority’s “Water Supplies and Access for Subdivisions in Industrial Zones” and to the satisfaction of the responsible authority.

**3.0**26/11/2009  
C60**Requirements for development plan**

The development plan must demonstrate and/or contain the following to the satisfaction of the responsible authority:

**Subdivision Layout**

An indicative lot layout for the whole site covered by the schedule showing:

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- The size and dimensions of lots.
- The location of vehicle crossings.
- The arrangement of the pedestrian/bicycle and road network.
- Suitable provision of public open space to meet the local community needs.
- A subdivision design which creates an effective interface between the industrial zoned land and residential zoned land, including an appropriate buffer that may include open space, visual screening, streetscape or landscaping designs where appropriate.
- A subdivision design which must protect scattered native trees on site.

### **Staging**

- Details on the staging of the subdivision and anticipated timing of development.

### **Land Use**

- The proposed use and development of each part of the land.
- Details on the proposed range of housing types and lot sizes.
- An explanatory statement illustrating the demand for the range of lots provided.
- The residential subdivision must to the satisfaction of the responsible authority:
  - Maintain 80% of lots with sizes over 700 square metres.
  - Discourage small allotments of less than 600 square metres.
  - Avoid gated street formats.
  - Discourage cul-de-sacs, and if used, they should be connected through to another street by a wide reserve and path for safe pedestrian and bicycle access.
  - Maintain a sense of spaciousness within and between residential buildings by providing a building envelope on each lot that demonstrates a minimum side setback of 2.5 metres, minimum front setback of 7 metres or no less than the average setback of the adjoining two (2) dwellings, maximum building site coverage of 40% of the lot size and minimum lot width of 18 metres.
  - Develop a clear, legible road network that provides a high level of internal connectivity and external linkages for local vehicle, pedestrian and bicycle movements.
  - Maintain generous street, footpath and easement widths. Provide a minimum width for internal streets of 7.3 metres to allow for parking on either side and access for emergency vehicles.
  - Ensure protection and conservation of native vegetation.
- The relationship of the land to existing or proposed developments on adjoining land to achieve the integrated subdivision of the land in the area.

### **Transport**

- A traffic management plan to be carried out to the satisfaction of the responsible authority, in consultation with Vic Roads showing arrangements for vehicle ingress and egress to the development, including the road layout, construction standards and traffic management.
- Convenient and safe pedestrian pathway networks and bicycle linkages within and leading to the development.
- Setting aside of land for a future 30 metre wide road reserve in consultation with Vic Roads, Cardinia Shire Council and the Department of Sustainability and Environment.

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- A subdivision design that addresses amelioration of amenity impacts of the 30 metre wide road reserve on residential and industrial zoned land, including the use of noise attenuation and visual screening where appropriate.
- A noise attenuation plan prepared by a suitably qualified acoustic consultant to the satisfaction of the responsible authority, in consultation with Vic Roads. The plan must provide recommendations for a noise attenuation treatment necessary to protect residential properties/developments from traffic noise from the future 30 metre wide road reserve to a level of 63 dB (A) L10 (18hours) or less, measured at the façade of habitable buildings.

### Landscaping

- An indicative landscape plan must be prepared to the satisfaction of the responsible authority, demonstrating:
  - The location of landscaped areas
  - Details of any landscape themes for the site
  - The landscape design needs to incorporate a consistent streetscape theme
  - Consideration needs to be given to the surface finishes of pathways and driveways
  - Consideration needs to be given to using a majority of local indigenous species in all landscape plantings
  - An explanatory statement illustrating landscape maintenance of the site

### Environment

- Investigations by a suitably qualified environmental professional to provide soil sampling and testing to fully assess the soil contamination status of the site.
- An Environmental Management Plan must be prepared and approved by the responsible authority, as a component of the subdivision application, indicating how Adams Creek and the native in-stream and riparian flora and fauna associated with it will be protected from runoff from future subdivision. A schedule for management actions should be included (including how the schedule will be implemented and who will be responsible for implementation).
- Water Sensitive Urban Design must be achieved in any development of the site and a Stormwater Management Plan should be prepared and approved by the responsible authority to show how nutrient, sediment and gross pollution from the development will be minimised and treated so that the water quality of Adams Creek (and subsequently Lang Lang River and Westernport) is not affected.
- Any native vegetation removal must comply with Victoria's Native Vegetation Management – A Framework for Action and Net Gain in extent and quality of vegetation, must be achieved through appropriate offsets and must be in accordance with any requirements of the Department of Sustainability and Environment. (note: a permit to take protected flora under the *Flora and Fauna Guarantee Act 1988* may be required, depending on the species proposed for removal).

### Community Services/Infrastructure

- The provision of utility services infrastructure required to service the development and details of the arrangements for the provision of the infrastructure.
- Any other community services or infrastructure required for the development of the land identified by the responsible authority.

## 4.0

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### Expiry

This schedule expires on 26 January 2014.