

13/12/2012  
C97**SCHEDULE 18 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO18**

**LOT A PS527923L & LOT S2 (PART) PS527923L GAINSBOROUGH AVENUE,  
LANG LANG****1.0**13/12/2012  
C97**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. 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, an agreement between the owner of the land for Lot A PS527923L Gainsborough Avenue, Lang Lang 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:

- To ensure dwellings on lots abutting the residential properties to the north (Cullen Drive) should be appropriately set back and proportioned to minimise visual built impact. Dwellings should not exceed a height greater than single storey, with the exception of an attic style building to the satisfaction of the responsible authority.
- The Section 173 Agreement must be registered on title.

**2.0**13/12/2012  
C97**Conditions and requirements for permits**

The following conditions and requirements apply to the subdivision and development of the land as shown on the approved development plan.

- Where there is vegetation to be retained, a vegetation protection envelope and a building envelope is to be provided on the plan.
- Vegetation protection envelopes must provide for a Tree Protection Zone in accordance with the Australian Standard AS4970-2009 (Protection of Trees on Development Sites).
- Should development, works or vegetation removal impact on threatened species as outlined in the Development Plan, a threatened species Management Plan to the satisfaction of the Department of Sustainability and Environment must be submitted to and approved by the Responsible Authority.
- Offsets to compensate for the loss of any native vegetation on site must be in accordance with an Offset Management Plan prepared to the satisfaction of the Department of Sustainability and Environment and Responsible Authority. Unless otherwise agreed in writing by the Department of Sustainability and Environment, any offsets required must be secured prior to the removal of native vegetation.

**3.0**13/12/2012  
C97**Requirements for development plan**

The development plan must include 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:

- The size and dimensions of lots proposed must be in accordance with the Lang Lang Township Strategy, July 2009.
- The arrangement of the pedestrian/bicycle and road network.
- Suitable provision of public open space to meet the local community needs.
- Align as much as possible, lot boundaries with the existing lot boundaries of the abutting residential properties to the north, to minimise multiple lots at the rear of individual properties.
- A design that implements the findings of the Flora and Fauna Report.

#### **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.
- The relationship of the land to existing or proposed developments on adjoining land to achieve the integrated subdivision of the land in the area.
- Ensure a clear transition between densities occurs between the low density lots in the south to the higher density suburban lots in the north.

#### **Traffic and Transport**

- Provide 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 to the satisfaction of the Relevant Authority.
- The plan must show a north/south vehicle link integrated with abutting land to the south and provide an east/west vehicle link to the abutting residential land to the east and the west.
- The plan must show no vehicle ingress or egress road access to Cullen Drive.

#### **Landscaping**

An indicative landscape plan showing:

- 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 be given to using a majority of local indigenous species in all landscape plantings.
- An explanatory statement illustrating landscape maintenance of the site.

#### **Environment**

- A flora and fauna assessment (including a habitat hectare assessment) of the site prepared to the satisfaction of the responsible authority upon the advice of the Department of Sustainability and Environment that:
  - Provides an assessment of the flora and fauna on site including Ecological Vegetation Classes.
  - Assesses suitable habitat for threatened species on site.
  - Provides a flora listing of each habitat patch.

- Applies the three step approach as detailed in Victoria's Native Vegetation Management – A Framework for Action (avoid, minimise and offset).
- A targeted survey of threatened species (including the southern brown bandicoot) by a qualified environmental consultant where suitable habitat is found on site.
- Provision of an arborist report prepared in accordance with Australian Standard *AS4970-2009 Protection of Trees on Development Sites* to the satisfaction of the responsible authority assessing the remnant trees (Heathy woodland and Swampy woodland) on site. Based on their ecological value and appropriateness of retention, provide for the protection and conservation of the trees.
- Investigations by a suitably qualified environmental professional to provide soil sampling and testing to fully assess the soil contamination status at the cattle yards located along the eastern boundary, to the satisfaction of the Responsible Authority.

#### **Infrastructure**

- The provision of utility services infrastructure required to service the development and details of the arrangements for the provision of the infrastructure. The land must be connected to a reticulated sewerage system of a sewerage authority.

#### **Open Space**

- The provision of 8% unencumbered open space, recreation facilities and path facilities.
- Open space should be fronted by a street which provides frontage (and vehicle access) to housing lots.
- The subdivision layout should be designed to overlook public spaces.
- The arrangements for transfer of open space into public ownership to the satisfaction of the relevant authority.

## **4.0**

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### **Decision Guidelines**

Before deciding to approve a Development Plan, the responsible authority must consider:

- The appropriateness of the layout of the subdivision having regard to Victoria's *Native Vegetation Management – A Framework for Action*, and any areas of native trees or vegetation to be retained.
- The views of the Department of Sustainability and Environment.