

19/01/2006
VC37

SCHEDULE 11 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO11

GOLF LINKS ROAD RESIDENTIAL AREA

1.0

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Conditions and requirements for permits

Any planning application for a subdivision that creates an additional lot should satisfy the following requirements:

- Does not create a lot that backs on to the Hallam Valley Flood Plain.
- Retains an open vista to the south across the Hallam Valley Flood Plain from Golf Links Road.
- Demonstrates that the subdivision will not result in additional land not subject of the application being made liable to flooding.
- Provides for development floor levels that are in accordance with Melbourne Water requirements.
- Does not result in any loss of flood storage volume, to the satisfaction of Melbourne Water.
- Includes a Stormwater Management Plan for the subdivision that has regard to the 'best practice' measures contained in the Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO, 1999) and Water Sensitive Urban Design.
- Provides a north-south drainage reserve through the residential subdivision linking the municipal reserve to the north and the proposed wetland area to the south, to the satisfaction of Melbourne Water and the responsible authority.

Any permit for a subdivision that creates an additional lot should include a condition that requires the owner to enter into an agreement under Section 173 of the Planning and Environment Act 1987, to provide for the following matters:

- The construction of Golf Links Road relative to the frontage of the subject land, or any realignment of the road, to be carried out by the owner of the land to the following standard:
 - 10.1m-wide sealed pavement.
 - Concrete footpath and kerb and channel on the northern side of the road.
 - 1.2m-wide gravel shoulder on the southern side of the road.
 - 2.3m-wide indented parking bays on the northern side of the road.
 - Any additional traffic management measures required by the responsible authority.
- The construction and landscaping of the proposed wetland area to the south, to the satisfaction of Melbourne Water and the responsible authority.
- The provision of a 20m-wide east-west cycle/pedestrian path corridor through the proposed wetland area, to the satisfaction of the responsible authority.
- All costs associated with any closure of Golf Links Road resulting from the subdivision to be borne by the owner of the land.

- Following the subdivision of the land, all costs associated with amending the Casey Planning Scheme to remove the Land Subject to Inundation Overlay to be borne by the owner of the land.
- All costs associated with the preparation of the agreement and its registration on title to be borne by the owner of the land.

2.0

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Requirements for development plan

The development plan should show:

- The existing and approved surrounding development.
- The existing and future levels/contours of the land.
- An indicative local road network, including the closure and realignment of Golf Links Road as required.
- The location of existing and proposed open space, including appropriate open space linkages.
- The proposed wetland area and nominal cycle/pedestrian path corridor.
- The alignment of the remaining Urban Floodway Zone.