

19/01/2006
VC37

SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO3

1.0

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Requirement before a permit is granted

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for:

- Any building or works associated with the use of the land for agriculture.
- Extensions or alterations to an existing building or works constituting an area not greater than 10% of the area of the existing building or works.

2.0

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Conditions and requirements for permits

A permit must not prejudice the outcomes shown in the South-Eastern Growth Area Plan or any likely outcome of the development plan.

If appropriate, a permit must include conditions that address the following matters:

- Any requirements of the development plan.
- Provision of public open space.
- Connection to reticulated sewerage, electricity and water supply systems.
- Retention and protection of existing native vegetation.
- On site treatment of stormwater.
- Maximisation of energy efficiency.
- Provision of all weather access to each lot and building envelope.
- Protection of existing environmental features including vegetation, soil and water.
- Construction of the vehicular and pedestrian circulation network.
- Covenants on lot titles including controls over the planting of non indigenous trees and shrubs.
- Protection of significant flora and fauna (ie communities listed under the Flora and Fauna Guarantee Act 1988 and species listed as threatened by the Department of Natural Resources and Environment).

3.0

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Requirements for development plan

The development plan must be exhibited to the public for a period of four weeks before the responsible authority considers the plan for approval. The comments of the public and the following authorities must be taken into account when the responsible authority considers the plan for approval:

- The Department of Natural Resources and Environment.
- The Casey City Council.
- The Country Fire Authority.
- The Roads Corporation.
- The Director of Public Transport.
- The Victorian Rail Track Corporation.

- Relevant freight and passenger rail operators.
- The Environment Protection Authority.
- Relevant telecommunications, electricity, gas and water providers.
- Origin Energy, Elgas or any other owners or operators of gas, LPG or oil transmission pipelines in the area.

The development plan must meet the following requirements:

- The development plan must be prepared in no more than two stages as shown on Figure one below.

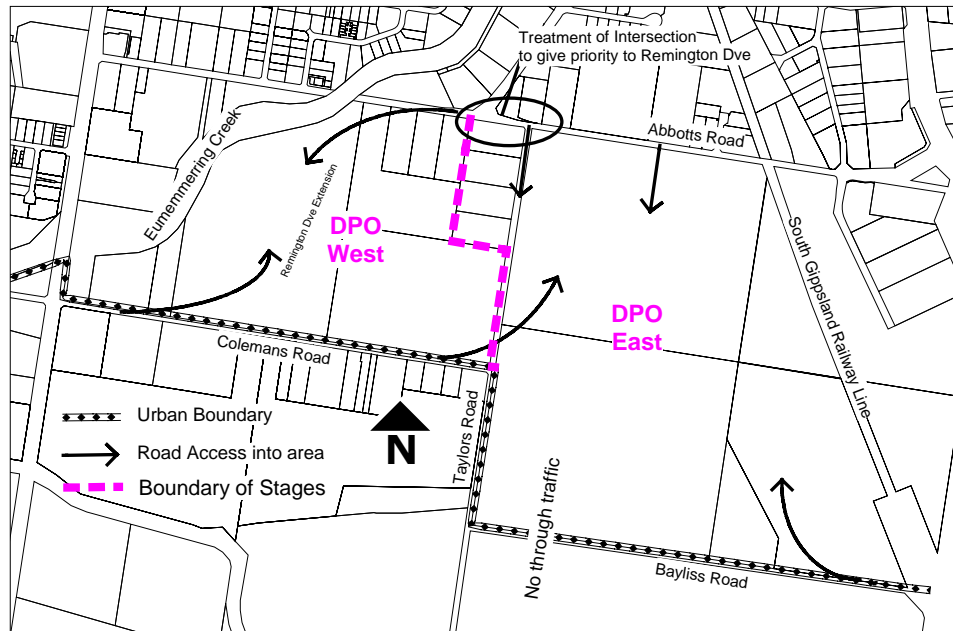


Figure one Precinct Plan

- Provision of an arterial road linking Remington Drive and Colemans Road at a standard equal to that of Remington Drive north of Abbots Road and to the requirements of Council and the Roads Corporation.
- Appropriate road alignment and treatment (as outlined in Figure one) to prevent the use of Colemans, Taylors and Bayliss Roads as through routes from Dandenong Frankston Road to the Westernport Highway or vice versa.
- Appropriate treatment of the non-urban interface incorporating landscape setbacks.
- Appropriate treatment and buffering of the interfaces between existing tipping areas, open space, areas of environmental significance and the railway line incorporating active frontages to these where possible.
- Building setbacks consistent with those in the Remington Drive estate.
- The development plan must show the potential open space network and linkages to other existing or proposed open space areas. The public open space areas must:
 - Be linked through the provision of walking and cycle trails and rights of way.
 - Be integrated with open space contributions from abutting subdivisions.
 - Incorporate, where possible, links between major parks and activity areas, along waterways and natural drainage corridors, connecting places of natural and cultural interest, as well as maintaining public accessibility on public land immediately adjoining waterways.
 - The development plan must be consistent with best practice environmental management of urban stormwater.

- Identification and measures for the conservation of remnant redgums and other locally indigenous vegetation, including an environmental assessment of significant sites by a suitably qualified consultant to the satisfaction of the responsible authority and Department of Natural Resources and Environment.

The development plan must describe:

- Any element of the South-Eastern Growth Area Plan which is appropriate to the development of the area.
- The location of sites, features and objects of environmental and cultural significance.
- The existing and proposed integrated transport hierarchy. Integrated transport means a unified system or strategy accounting for and providing synergy between all methods and modes of transporting people, goods and services, including but not limited to walking, automobiles, bicycles, fixed rail links and aeroplanes.
- The location of major physical infrastructure.
- The proposed arrangements for the funding and provision of works, physical and social facilities and services from public and private sources.
- The proposed staging of development.
- Treatment of drainage assets as landscape features in addition to their functional requirements which do not compromise significant vegetation or landscape.
- The potential for site works (fill and excavation).
- The measures proposed to encourage energy efficient building design.
- The measures proposed to protect the existing gas, LPG and oil pipelines running through the area.
- The construction details of fencing around significant environmental features.
- Vehicular and pedestrian circulation networks.
- Transport management measures to accompany development and must include an Integrated Transport Plan to address what infrastructure changes are required to be developed including additions to the arterial road network, prohibition of access to some roads at certain points, a railway station in close proximity to Abbots Road and the pedestrian and bicycle network connecting to Dandenong Creek and Lynbrook.
- How development will comply with best practice environmental management of urban stormwater.
- How overland drainage lines will be protected and enhanced.
- Land capability including an assessment of the effectiveness of storm water being treated within the lot boundaries and the effect of change from rural to urban land use on the Eumemmerring Creek.
- How areas of environmental significance will be protected using buffer zones.
- How indigenous flora and fauna values will be retained, enhanced and protected.
- How land degradation will be controlled and degraded areas will be restored.
- How road and public open space areas will be landscaped with indigenous vegetation.
- How the planting of non-indigenous flora by future owners will be controlled.
- How noxious and environmental weeds and pest animals will be controlled including the need to minimise the spread of weeds and soil pathogens.
- How essential services will be provided.