

19/06/2008
C53(Part 2)

SCHEDULE 11 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO 11**

CLARKES ROAD, BROOKFIELD

1.0 Requirement before a permit is granted

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The Responsible Authority may grant a permit for subdivision, use or development prior to the approval of a development plan provided that the Responsible Authority is satisfied that the subdivision, use or development will not prejudice the future use or development of the land or the purpose of the zone or any other aspect of the Municipal Strategic Statement and relevant policies.

2.0 Requirements and Conditions of the development plan

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The Development Plan may consist of plans or other documents and may, with the agreement of the Responsible Authority, be prepared and implemented in stages.

The Development Plan must show and include:

- A site analysis plan.
- The proposed subdivision lot layout, the road network, traffic management treatments, pedestrian and bicycle network and open space and drainage reserves.
- The relationship of the land to existing or proposed land uses on adjoining land.
- The location of any on-street car parking.
- Proposed landscaping, including the types and species of plants and details of the treatment of the proposed interface between the development and land abutting public land and drainage reserve.
- An indication of the lots to be created within the subdivision, details of lot size, orientation and the location of areas proposed for medium density development. Lots should front onto Clarkes Road and areas designated for open space.
- Details of any proposed public open space. The siting and layout of the public open space should be planned, where possible, in response to the location of any significant remnant vegetation on site.
- The creation of any public open space links with the adjacent residential developments and existing and proposed open space areas.
- Details of the proposed noise attenuation measures that must be undertaken at the Melton Pistol Club in accordance with the recommendations of the Acoustic Assessment Report dated 16 April, 2007 prepared by Audiometric Acoustic Services prior to any development being undertaken on the site.
- The stages (if any) by which the development of the land is proposed to proceed.
- Neighbourhood Principles contained in Melbourne 2030 (Planning for Sustainable Growth) to achieve residential subdivision design that provides safe, liveable and sustainable neighbourhoods.

Native Vegetation and Fauna

A Flora and Fauna Assessment of the subject site and the public reserve to the east at least 50 metres into the Arnolds Creek reserve or to the top of the escarpment, and into any area where outfall works associated with the development may be proposed to be extended,

including a tree survey and report, shall be submitted to the Responsible Authority, assessing the quality and significance of the flora and fauna on the site and retention values of any remnant vegetation. The report should include details on how the development will apply the objectives of achieving a net gain in native vegetation, as expressed in the SPPF, and should be consistent with the requirements of Victoria's Native Vegetation Management A Framework for Action, including the preparation of a Habitat Hectare Assessment.

Environmental Report

The preparation of a preliminary site contamination report must be undertaken for the subject site and submitted to the Responsible Authority for approval.

Traffic Management Report

A Traffic Management Report including an assessment of the proposed layout and the expected traffic impacts associated with the development is to be provided to the satisfaction of the Responsible Authority.

Additional Acoustic Report

An additional acoustic report to be submitted to the satisfaction of Council to verify that the recommended noise attenuation measures have been implemented and comply with the EPA's Interim Gunshot Noise Guidelines.

3.0

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Decision Guidelines

Before deciding to approve a Development Plan, the Responsible Authority must consider:

- The existing and future development and use of the land and of contiguous and adjacent land.
- The orderly planning of the site, including the management of traffic, the provision of pedestrian ways and open space.
- The Neighbourhood Principles contained in Melbourne 2030 (Planning for Sustainable Growth) to achieve residential subdivision design that provides safe, liveable and sustainable neighbourhoods
- The need for financial or other contributions towards the provision of reticulated service infrastructure, proposed community and social facilities and services, transport infrastructure and services.
- The landscape treatment or other methods of addressing land abutting public land and drainage reserve.
- The appropriate acoustic attenuation measures at the Melton Pistol Club in accordance with the recommendations of the Acoustic Assessment Report dated 16 April, 2007 prepared by Audiometric & Acoustic Services.
- The views of any relevant service authorities.
- The provisions of the EPA's Interim Gunshot Noise Guidelines.