

19/06/2008  
C61

## **SCHEDULE 13 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO 13**

### **RAVENHALL FREEWAY BUSINESS PARK**

#### **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 and 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 an existing building or works.

#### **2.0**

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#### **Conditions and requirements for permits**

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.
- Water Sensitive Urban Design.
- The provision of a drainage reserve to accommodate stormwater arising to the north. to the satisfaction of Melbourne Water.
- Provision of all weather access to each lot and building envelope.
- Construction of vehicular, pedestrian and cycling roads and paths and connection of those to the broader network particularly the shared cycle and pedestrian path along the Deer Park By-Pass.
- No direct access from a lot onto Robinsons Road. Access is to be obtained via either a service road or from the internal road network.
- Protection of existing environmental features including vegetation.
- 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 Sustainable and Environment)
- Application of *Victoria's Native Vegetation Management – A Framework for Action*

#### **3.0**

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#### **Requirements for development plan**

Before the responsible authority considers the plan for approval the comments of the following authorities must be taken into account:

- The Country Fire Authority.
- The Roads Corporation.
- The Director of Public Transport.
- The Victorian Rail Track Corporation.
- Relevant telecommunications, electricity, gas and water providers.

- Department of Sustainability and Environment

The development plan must address the following matters:

Access

The development plan must, as appropriate:

- Provide for a controlled intersection from the internal road and Robinsons Road to the satisfaction of Council and the Roads Corporation.
- Provide for walking and cycle trails and rights of way.
- Provide an 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 and fixed rail links.
- Address transport management measures to accompany any 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 direct access to Robinsons Rd and Deer Park By-Pass, and the pedestrian and bicycle network connecting to adjacent bicycle and pedestrian paths particularly that is proposed to run along the Deer Park By-Pass.
- Allow for the possible widening of Robinsons Rd by VicRoads.

Services

The development plan must:

- Show the location of major physical infrastructure.
- Indicate the proposed arrangements for the funding and provision of works, physical and social facilities and services from public and private sources.
- Detail the treatment of drainage assets as landscape features in addition to their functional requirements and which do not compromise significant vegetation or landscape.
- Provide for management of urban stormwater.
- Protect, enhance and integrate overland drainage lines with drainage paths from abutting subdivisions.
- Show how essential services will be provided.

Environment

The development plan must:

- Incorporate, where possible, links 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.
- A detailed flora and fauna assessment (to the satisfaction of DSE) must be conducted prior to the development of any Development Plan, including a habitat hectare assessment and targeted surveys for Striped Legless Lizard and threatened flora. The Development Plan must respond to the findings of the assessment and incorporate retention of significant biodiversity values, to the satisfaction of the Department of Sustainability and Environment.
- An Environmental Management Plan must be prepared for the site and include, but not be limited to, the following: i) a Native Vegetation Offset Plan, ii) management of any native vegetation to be retained, iii) management of any threatened species, iv)

management of the site during construction, including actions to mitigate any potential impacts to biodiversity values.

- Address Aboriginal heritage issues identified in a provided Aboriginal heritage report.
- Show how land degradation will be controlled and undeveloped land managed.

#### Design

The development plan must:

- Encourage energy efficient building design.
- Indicate the potential for site works (fill and excavation).
- Provide a landscape concept plan for road and public open space areas to the responsible authority's satisfaction.
- Ensure that the use and development of the site ensures there is no loss of amenity for the residential properties on the east side of Robinsons Road.

#### Amenity

The development plan must:

- Show how development on the site will respond to adjacent residential properties.

#### General

The development plan must:

- Address any element of the Local Planning Policy in the Melton Planning Scheme which is appropriate to the development of the area.
- Provide for approximate form and positioning of a convenience shopping facility in the estate.
- Indicate an indicative staging of development.
- Encompass the area shown in the following plan.

