

19/01/2006
VC37**SCHEDULE 22 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO22****BLUE HILLS RESIDENTIAL PRECINCT DEVELOPMENT PLAN****1.0**19/01/2006
VC37**Requirement before a permit is granted**

The Responsible Authority must not grant a permit to use or subdivide land, construct a building or construct or carry out works until the owner has entered into an agreement or agreements under section 173 of the Planning and Environment Act 1987 to provide for:

- The transfer to or vesting in Council at no cost to Council of 105 hectares of land for open space purposes to the satisfaction of Council.
- The payment of development contributions to satisfy State Infrastructure needs.
- The payment of development contributions generally in accordance with the South Morang Local Structure Plan.

2.019/01/2006
VC37**Requirements for development plan**

A development plan may only be approved or amended after the following has occurred:

- Public notice of the new or amended development plan in the manner set out in this schedule has been given for a minimum of 21 days. The public notice must:
 - Describe the land affected, where the development plan may be inspected and by when and to whom submissions may be made; and
 - Be given by publishing a notice in a newspaper generally circulating in the area and by serving notice on any relevant public authorities and servicing authorities and to affected owners of land in or adjoining the area of the development plan area.
- Following the 21 day notice period, the responsible authority has prepared a report considering all of the submissions.

A development plan must be informed by detailed site analysis of the natural, cultural and strategic context of the site and immediately adjoining land and show, or include, the following matters to the satisfaction of the responsible authority:

- The surveyed canopy of all existing indigenous trees on the land to be subdivided for residential purposes.
- Provision for a diverse range of lot sizes and dwelling types.
- Landscape architecture and urban design concept plans for all proposed public open space areas including the central drainage reserve/wetland.
- An integrated landscape architecture and urban design concept for treatment of the interface between the future parkland and the land to be subdivided for residential purposes.
- A transport management plan
- A subdivision layout plan that provides for:
 - a high level of internal connectivity with a minimum of two road connections to the south;

- potential to accommodate bus access if required;
- traditional pavement widths with provision for on street car parking.
- Preparation of a bicycle and pedestrian network plan which includes links to the established urban area to the south and the proposed Quarry Hills parkland.
- Application of the principles of water sensitive urban design. A stormwater management plan must be prepared and submitted which provides for the protection of natural systems, integration of stormwater treatment into the landscape, protection of water quality and reduction of runoff and peak flows.
- A street tree masterplan.
- Preparation of a site contamination assessment for the land to be transferred to Council for parkland purposes and the implementation of any recommendations arising from this assessment prior to the transfer of the land to Council.
- Preparation of a program for the control and elimination of environmental weeds and the implementation of such works for the land to be transferred to Council for parkland purposes.
- Incorporation of the water storage tank overflow drain and associated easement within the proposed subdivision.
- Integration of the proposed subdivision with Council owned land to the south of the subject land.
- Provision for a visitor access node(s) to the proposed parkland.
- A conduit network concept plan to facilitate the future installation of advanced telecommunications services through fibre optical cabling.