

19/01/2006
VC37**SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO2**.

FUTURE URBAN DEVELOPMENT AREAS**1.0**05/10/2006
C51**Conditions and requirements of permits**

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

- One dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot.
- Agriculture and any buildings or works in association with the use of the land for agricultural purposes.
- A fence.
- Minor extensions, additions or modifications to any existing use or development.

2.005/10/2006
C51**Requirement before a permit is granted**

A Development Plan is required for each development cell as identified in the relevant Concept Plan.

Any Development Plan prepared under the provisions of this overlay must be prepared to the satisfaction of the responsible authority and must show:

- A clear indication of the location of all proposed land uses within the plan area.
- The proposed road layout pattern which:
 - Provides convenient internal and external access for residents;
 - Allows for the provision of public transport; and
 - Provides road links to surrounding areas.
- Proposed subdivision layout which:
 - Avoids lots backing onto waterways and public open space.
 - Provides convenient and safe pedestrian and bicycle networks including connections with designated public access along, within or adjoining waterway corridors.
 - Shows proposed lot layout, sizes and density which provide for a variety of housing types and for other compatible land uses.
 - Provides for lots oriented toward roads, public open space reserves and other public access areas.
 - Provides for adequate land for landscaping in road and public open space reserves.
 - Takes into account the topography of the land, particularly with regard to the provision of useable open space.
 - Provides well distributed local open space which is clearly visible and accessible to residents within the development area, and which is:
 - Located adjacent to a waterway corridor and any natural features which may exist on the site, including existing established vegetation, sites of flora and fauna/habitat value, or
 - Located on adjoining open space areas, and located with other features which may exist or be planned on the subject land including stormwater treatments, ornamental lakes, and significant archaeological or historical sites; or

- Located within a waterway corridor subject to such a proposal being accompanied by an assessment which demonstrates that the open space will not compromise the environmental values of the waterway corridor.
- Not within land set aside for the protection of identified environmental values of a site
- Where relevant, the provision for local shops and community facilities and any non-residential land use.
- The location of any major infrastructure easements that exist.
- Where appropriate, the provision of buffers from land used for industrial purposes.
- Sites of conservation, heritage and archaeological significance.
- Where appropriate, recognition of the impact of any aircraft noise impacts and identification of appropriate land uses within affected areas.

Where land contains or abuts a waterway, the following requirements also apply to Development Plans:

- Provision of an appropriate buffer to protect the identified values of a waterway corridor from negative impacts of urban development if such buffer has been determined based on the recommendations of the Environmental Assessment and Environmental Management Plan.
- Land abutting any identified buffer is to be used for construction of a road, landscaping, shared trail if required, public open space areas, estate entries and other similar public purposes.

Any approved Development Plan may be amended to the satisfaction of the responsible authority.

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Requirements for Development Plan

- A Development Plan must be accompanied by and must address the recommendations of reports which identify the environmental, ecological, landscape, viewshed, archaeological, historical and cultural values and features of the site, including:
 - A Traffic Management Plan prepared by an appropriately qualified expert addressing: the impact of the development on the arterial and local road network; mitigation works required on the road network; funding responsibilities; connections to adjoining land; road hierarchy; cross sections; proposed traffic management devices; bicycle network; public transport routes and pedestrian links.
 - An Environmental Assessment of the land, including:
 - a flora and fauna survey, which identifies existing vegetation or habitat of international, national, state, regional or local significance required to be protected and enhanced in adjacent waterways or the subject site; and
 - an assessment of the need for an additional buffer to the waterway corridor between the environmental values identified and the development line to protect any environmental values found.
- An Environmental Management Plan to the satisfaction of the Department of Sustainability and Environment and the Responsible Authority, indicating the measures to be adopted to protect, enhance and manage any identified environmental values. Environmental Assessments and Management Plans are to be prepared by a qualified consultant. Where species and habitats are covered by the Flora and Fauna Guarantee Act 1988 (Vic) or the Environment Protection and Biodiversity Conservation Act 1999 (Cwth), Environmental Assessments are to be referred to the relevant Minister.
- An Archaeological Survey, to the satisfaction of Aboriginal Affairs Victoria and the Responsible Authority which will locate, record and assess Aboriginal sites and post-settlement places and objects of cultural and historical significance on the subject land, with representation from the

local Aboriginal community. The recommendations of the survey will guide the subdivision design to ensure any significant features are preserved, protected and enhanced by the subdivision layout and design and the findings of the assessment are implemented. Any heritage sites as identified in any applicable heritage overlay, heritage study, conservation policy and/or conservation plan.

- An Overall Drainage Management Plan for the whole of the site including any external catchments
- A Stormwater Management Plan detailing how stormwater will be collected and treated within the development, with particular emphasis on maintenance of pre-development (rural) flows and the removal of sediment, litter and other urban wastes from stormwater prior to its discharge to local watercourses. Stormwater treatments such as constructed wetlands are to be located on drainage lines outside the waterway corridor and away from natural wetlands. The Plan should demonstrate that the use of stormwater control structures (e.g. wetlands) will not adversely influence groundwater levels.
- A Landscape and Viewshed Analysis that identifies and protects important views associated with the waterway, including views within, to and from the waterways.
- The need for development abutting a waterway to incorporate appropriate design features such as the provision of appropriate setbacks, limiting height of buildings and the use of 50% transparent fencing along open space or waterway corridors.
- A Landscaping Concept Plan (for areas outside the waterway corridor to be transferred to public ownership) including:
 - street trees, understorey and ground planting, estate entries and plantings in other public areas to soften built form and enable a transition between riparian and other indigenous areas to exotic or groomed landscapes. The Plan should not use weed species known to colonise aquatic, wetland, riparian and farmland or rural ecosystems. The Plan should have regard to identified flora and fauna/habitat, archaeological, historical and cultural values within the subject site, and show how public open space is to be developed and managed.
 - planned passive recreation facilities (such as shared paths, seating, signage etc.) with an assessment of the appropriateness of their location in terms of the environmental values that are to be protected at the site and within the waterway corridor, inclusive of the views of Melbourne Water.
- A Construction Management and an Environmental Impact Mitigation Plan to control impacts during development on environmental values including habitat, water quality, sites of biological and cultural significance and vegetation to be retained on the site. The Plan should include requirements to minimise generation of sediment on site and minimise the transport of sediment onto public roads and into drains and waterways.
- A preliminary soil assessment demonstrating the extent of any contaminated soils that may exist on the subject land, and if detected, a more detailed assessment outlining the location of the contaminated soil, the types of contaminants detected, strategies and procedures required to be undertaken to de-contaminate affected areas; and the identification of the extent of hazardous areas due to salinity.
- A site analysis and design response for the development plan demonstrating a response to site opportunities and constraints, with particular regard to:
 - The recommendations of any Traffic Management Plan, Environmental Assessment, Environmental Management Plan, Archaeological Survey, Construction Management and Waterway Mitigation Plan, Stormwater Management Plan, Landscape and Viewshed Analysis, Landscape Concept Plan, and Overall Drainage Management Plan;
 - Identified heritage assets;
 - The physical constraints of the site;

WYNDHAM PLANNING SCHEME

- Creation of a setback from a waterway corridor for construction of public access areas;
- Public open space requirements;
- Any policy or code for residential development and subdivision;
- The interface with adjoining uses and developments.