

20/07/2006
C77**SCHEDULE 11 TO DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme maps as **DPO11**

POINT COOK DESIGNATED GROWTH AREA**1.0**20/07/2006
C77**Requirements before a permit is granted**

Any Development Plan prepared under the provisions of this overlay must be prepared to the satisfaction of the Responsible Authority.

A Development Plan must show:

A clear indication of the location of all proposed land uses within the plan area and their interrelationship with the proposed subdivision of the subject land.

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:

- Provides a wide variety of lots sizes and a wide range of densities allowing for a variety of housing types and for other compatible land uses;
- Provides a sensitive residential interface with adjoining residential land, including the provision of similar lot sizes where new lots will back onto existing lots in surrounding residential areas.
- Takes into consideration the topography of the land, particularly with regard to the provision of useable open space.
- Takes into account the Melbourne 2030 neighbourhood principles, by promoting excellent neighbourhood design to create attractive, walkable and diverse communities, in accordance with Direction 5.5.
- Seeks to achieve a development density of 15 lots per hectare on the net developable residential land. The net developable residential land excludes open space, schools, community facilities, roads, public utilities, drainage reserves and the like.

Provision of well distributed local open space which is not flood affected or constrained and is clearly visible and accessible to residents within the development area. Where appropriate, this open space is to be integrated with areas and corridors of natural interest and significance.

Where relevant, the provision for local shops and community facilities and any non-residential land use which are appropriately located and will integrate well with surrounding residential development and/or open spaces.

The location of any major infrastructure easements that exist.

Any approved Development Plan may be amended to the satisfaction of the Responsible Authority.

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A Development Plan must take into account the following:

- An archaeological survey, which will locate, record and assess Aboriginal sites and post-settlement places and objects of cultural and historical significance on the subject land. The recommendations of the survey will guide the subdivision design to ensure the findings

of the survey are implemented and any significant features are preserved, protected and enhanced by the subdivision layout and design. The archaeological survey is to be to the satisfaction of the Aboriginal Affairs Victoria and the Responsible Planning Authority.

- An environmental assessment of the land, involving a flora and fauna survey, which identifies existing vegetation required to be protected and enhanced in the subdivision design. This assessment is also to be relied upon in the preparation of the following plans:

A Management Plan to aid in the protection and management of any identified environmental assets. This environmental assessment is to be to the satisfaction of the Responsible Authority. This plan must:-

- Outline objectives for the management of future public open spaces.
- Have a focus on the protection and enhancement of native vegetation and ecological processes whilst providing for public use which is sympathetic with these objectives.
- Address how remnant vegetation will be protected from informal access which may be detrimental to the long-term survival of that vegetation.
- Include an assessment of any significant trees outside public reserves and outline the most appropriate way to protect them.

A Construction Environmental Management Plan to aid in the protection and management of any environmental assets during the construction phase. This plan must:-

- Outline the objectives for the protection of public open spaces during the construction phase.
- Have a focus on the protection and enhancement of native vegetation and ecological processes whilst providing for public use which is sympathetic with these objectives during the construction phase.
- Address how remnant vegetation will be protected from informal access which may be detrimental to the long-term survival of that vegetation during the construction phase.
- Include an assessment of any significant trees outside public reserves and outline the most appropriate way to protect them during the construction phase.

Any applicable heritage study and/or conservation policy.

Where appropriate, a site analysis and design response for the development plan demonstrating a response to the site's opportunities and constraints with particular regard to the outcomes of any Environmental Assessment, Archaeological Survey, the physical constraints of the site, and the interface with adjoining uses and developments.

Where appropriate:-

- the provision of buffers from land used for industrial purposes;
- the recognition of the impact of any aircraft noise impacts and identification of appropriate land uses within the affected areas.

An overall drainage management plan including external catchments, together with a stormwater management plan detailing how stormwater will be collected and treated within the development, with particular emphasis on the removal of sediment, litter and other urban wastes from stormwater prior to its discharge to local watercourses. The management plans must consider and address any potential impacts on adjoining ephemeral wetlands or drainage depressions.

A traffic management plan prepared addressing the impact of the development on the arterial and local road network, addressing mitigation works required on the road network in addition to funding responsibilities.

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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.