

27/08/2009
C96**SCHEDULE 16 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO16**.

RIVERWALK ESTATE**1.0**27/08/2009
C96**Requirements 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 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.

2.027/08/2009
C96**Requirements for development plan**

The following matters are specified as requirements for a development plan:

- A Design Response for the site that responds to the requirements of this schedule including the technical reports.
- The location of all proposed land uses within the plan area.
- A minimum average residential density of 15 lots per hectare on the net developable residential land. (For this purpose, net developable residential land excludes open space, schools, community facilities, roads, public utilities, drainage reserves and other encumbered land.)
- The stages (if any) by which the development of the land is to proceed.
- Appropriate layout and design features for areas abutting or including a waterway such as the provision of appropriate setbacks and buffers, limiting the height of buildings, providing intervening roads, landscaping, shared trails or other public purposes, and the use of 50% transparent fencing along open space or waterway corridors.
- A proposed layout pattern that: -
 - Provides an area or areas of higher density residential development in association with the Village Hub.
 - Provides a sensitive residential interface with adjoining residential land
 - Responds to any acoustic constraints that affect the site;
 - Provides a convenient and safe internal road and pedestrian network, linking internally and to surrounding areas.
 - Provides for public transport and encourages the use of public transport.
 - Provides for a variety of lot sizes and housing types, incorporating energy efficient design elements.
 - Demonstrates an appropriate interface between residential properties and public open space reserves and roads.
 - Provides for local shops and community facilities and any non-residential land use where appropriate.
 - Provides adequate land for landscaping in road and public open space reserves.

WYNDHAM PLANNING SCHEME

- Takes into account the topography of the land, particularly with regard to the provision of useable open space, and the location of any major infrastructure easements.
- Provides well-distributed, useable public open space that is visible and accessible to residents within the site and from surrounding areas. Open space should be located to complement the waterway corridor, natural and cultural features, or planned infrastructure (such as stormwater treatments). The location of open space must consider the impact on environmental features that may exist on the site. Open space must not be land set aside for the protection of identified environmental values of the site.
- Responds to the technical reports, plans and analyses required to be prepared.
- The following technical reports to the satisfaction of the responsible authority that may consist of, or include, reports already submitted to the responsible authority.
 - A Traffic Management Plan addressing the impact of the development on the arterial and local road network; mitigation works that could be made to the road network; connections to adjoining land; road hierarchy; cross sections; proposed traffic management devices on the site; bicycle network; possible public transport routes; and pedestrian links.
 - An Environmental Management Plan also to the satisfaction of Department of Sustainability and Environment indicating the measures to be adopted to protect, enhance and manage any identified environmental values.
 - A Drainage and Stormwater Management Plan for the whole of the site including any external catchments, detailing how stormwater will be collected and treated.
 - A Landscape and Viewshed Analysis that identifies and protects important views associated with waterways, including views within, to and from the waterways.
 - A Landscaping Concept Plan (for areas outside waterway corridors 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, farmland or rural ecosystems. The plan should have regard to identified flora and fauna/habitat, archaeological, historical and cultural values within the 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.
 - A Construction Management 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, the transport of sediment onto public roads and into drains and waterways, and the generation of dust.
 - An Archaeological Survey also to the satisfaction of Aboriginal Affairs Victoria. The survey and any recommendations resulting from it will be used to guide the land use layout and subdivision designs.
 - A Noise Impact Assessment including any recommended acoustic treatments.
 - Information as to works and protocols implemented (or to be implemented) by the Melbourne Water Corporation to address odours emanating from the Western Treatment Plant. If appropriate, the Responsible Authority will consult with the Environment Protection Authority as part of its consideration of this information.