

21/01/2010
C91**SCHEDULE 15 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO15****LOT 1, TP 711091S, NASH ROAD, BUNYIP****1.0**21/01/2010
C91**Requirement before a permit is granted**

The Responsible Authority can consider an application for minor works before a development plan has been approved. All proposals for minor works must be accompanied by a report demonstrating that they will not prejudice the future development of the land in an integrated manner.

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C91**Conditions and requirements for permits**

- Under Section 118 of the *Pipelines Act 2005*, a person cannot excavate within 3 metres of a pipeline without either obtaining the authority of the licensee or giving notice to the licensee in accordance with the Pipeline Regulations 2007.
- Under Section 120 of the *Pipelines Act 2005*, a person must not construct a building so that any part of it is situated less than 3 metres from a point on the surface of the land whose position is vertically above a part of a pipeline below the surface unless the Minister has first consented to that construction.
- A MUSIC (model for urban stormwater improvements conceptualisation) model is required showing the extent of water quality treatment in the wetland to the satisfaction of Melbourne Water.
- The wetlands should be designed in accordance to the Melbourne Water's "Constructed Wetland Systems Design Guidelines for Developers". Detailed design plans are required to be submitted to Melbourne Water. These plans are to address:
 - Maintenance issues: the proponent must provide a maintenance plan for assets that are to become Melbourne Water assets (online wetland). This plan should detail the appropriate maintenance access (including vehicle access).
 - Revegetation and Landscaping: Re-vegetation is to be in accordance with Melbourne Water guidelines. Vegetation and landscaping plans must be submitted for comment and/or approval.
- The subdivision design must incorporate the findings of the flora and fauna assessment as specified under Section 3.0 of Schedule 15 Development Plan Overlay.
- The subdivision design must incorporate the findings of the soil contamination assessment as specified under Section 3.0 of Schedule 15 Development Plan Overlay.
- The subdivision design must incorporate the findings of the salinity assessment as specified under Section 3.0 of Schedule 15 Development Plan Overlay.
- The owner of the subject land must enter into an agreement with South East Water for the provision of reticulated sewerage and fulfil all requirements to its satisfaction.
- The owner of the subject land must enter into an agreement with South East Water for the provision of water supply and fulfil all requirements to its satisfaction.
- Access to the site shall only be at the nominated vehicle crossings shown on the Development Plan.
- The street lighting must be baffled and located to in consultation with SPI Electricity to prevent any adverse effect on adjoining landowners to the satisfaction of the responsible authority.
- Stormwater works must be provided on the site so as to prevent overflows onto adjacent properties to the satisfaction of the responsible authority.

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- A Maintenance Management Plan is to be submitted and approved for all Water Sensitive Urban Design infrastructure (swales, gross pollution traps, planting etc) both for:
 - The “on maintenance period” of the establishment, which is the life of the development or 2 years, whichever is greater.
 - and for the ongoing Council maintenance responsibilities, once Final Completion is issued.
- Prior to handover to Council, the developer will be required to complete the following to the satisfaction of Council:
 - Return all assets to as new functional condition i.e. removal of all accumulated litter and sediment, replacement plants.
 - Provide complete documentation (both plans and written reports) on the nature, purpose, location, detailed design, maintenance methods and costs (capital and recurrent), for each asset.
 - Provide a complete record of the maintenance undertaken.
 - Undertake water quality monitoring, maximum three (3) monthly intervals, during the ‘on maintenance’ period and provide tabulated results.
- Environmental Management Plan is to be submitted, indicating risk assessment and how the effects of the construction works will be controlled and managed onsite to ensure minimisation of impacts on adjoining land and the downstream tributary of Ti Tree Creek to the satisfaction of the responsible authority.

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Requirements for development plan

The development plan must demonstrate and/or contain the following to the satisfaction of the responsible authority:

Subdivision layout

An indicative lot layout for the whole site covered by the schedule showing:

- The size and dimensions of the lots.
- The proposed use and development of each parts of the land.
- The location of vehicle crossings.
- The location and size of the wetland and broad vegetated swale system within the Public Park and Recreation Zone.
- The relationship of the land to existing or proposed developments on adjoining land to achieve the integrated subdivision of the land in the area.
- Location of building envelopes.
- Any lot or lots created on the subject site with abuttal to the common property known as 59 Nash Road, Bunyip (this includes any lot separated from 59 Nash Road, Bunyip by any faunal corridor), no building may be constructed on that part of the lot(s), to the immediate north of the dwelling located at 59 Nash Road, Bunyip, except for an outbuilding or outbuildings with an overall height of not more than 2.1 metres. The eastern and western boundaries of the area of building exclusion in this requirement are to commence 45 metres and 70 metres respectively from the eastern end of the northern boundary of the property known as 59 Nash Road, Bunyip and the boundaries of the exclusion area are to extend northward for the full depth of the lot(s).
- Any dwelling on any lot or lots created on the subject site with abuttal to the property known as 59 Nash Road, Bunyip (this includes any lot separated from the property by any faunal corridor), must not have a wall height exceeding 2.75 metres.

Transport

- Provide a clear, legible and convenient road network and pedestrian/bicycle network within and leading to the development to the satisfaction of the responsible authority. The plans must show the following:
 - Consideration should be given to aligning the entrance from the amendment site not to be opposite the existing dwelling or driveway at 103 Nash Road, Bunyip.
 - Road and driveway access to the amendment site must not be located opposite the existing driveway at 105 Nash Road, Bunyip.
 - Provide a multi-purpose gravel trail, with a minimum width of 2 metres in the Public Park and Recreation Zone. The trail needs to provide connection from the Low Density Residential Zone, through the Public Park and Recreation Zone to the boundary of the Bunyip Valley Estate (commonly known as Bunyip Sanctuary).
 - Provide a multi-purpose gravel trail, with a minimum width of 2 metres along Nash Road reserve. The gravel trail needs to connect from the intersection of Wattletree Road and Nash Road, along Nash Road to the amendment site. From the boundary of amendment site, the trail must be located within the amendment site along the western boundary unless with the consent of the responsible authority and upon the advice of the Department of Sustainability and Environment.

Landscaping

- An indicative landscape plan must be prepared to the satisfaction of the responsible authority, demonstrating:
 - The location of all landscaped areas, including the wetland area.
 - Details of any landscape themes for the site.
 - The landscape design needs to incorporate a consistent streetscape theme.
 - Plant listing, using a majority of local indigenous species in all landscape plantings.
 - Location and details of any street furniture, signage, playground equipment, boardwalks and viewing platforms.
 - Demonstrate effective management of the interface between the residential area and wetland area, including appropriate fencing.
 - An explanatory statement illustrating landscape maintenance of the site for a period of 24 months.

Environment

- A Flora and Fauna Assessment of the site and road reserve prepared to the satisfaction of the responsible authority that:
 - Undertakes a targeted survey for the Green-striped Greenhood and River Swamp Wallaby Grass carried out between September and April.
 - Applies the 'three step' approach as detailed in Victoria's Native Vegetation Management – A Framework for Action and Net Gain (avoid, minimise and offset). The three step approach must include a flora listing of each habitat patch.
 - Provides for the protection and conservation of native vegetation, including trees and roadside vegetation.
 - Orientates building envelopes and driveway access on residential allotments to minimise the loss of scattered trees.

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- Demonstrates an appropriate offset or net gain to compensate for the loss of vegetation on the site and road reserve as determined by an Offset Management Plan. The Offset Management Plan must be a 10 year fully funded management plan and include:
 - Means of calculating the offsets.
 - Location of where the offsets will be provided.
 - Type of offsets provided for each location.
 - Details of revegetation including number of trees, shrubs and other plants, species mix and density.
 - Method of permanent protection for the offsets.
 - Measures to control noxious and environmental weeds.
 - Persons from time to time responsible for implementing and monitoring the offsets.
 - Timeframe for completing the offsets.
- Investigations by a suitably qualified environmental profession to undertake an assessment (including soil samples, readings of the water electrical conductivity) of the eastern part of the site, for potential saline discharge sites on the land and impacts on adjoining land and any necessary measures to address salinity if apparent.
- Investigations by a suitably qualified environmental professional to provide soil sampling and testing across the site to fully assess the soil contamination status of the land.

Open space

- The arrangement for transfer of the Public Park and Recreation Zone into public ownership to the satisfaction of the responsible authority.
- Outline methods and/or design principles to minimise the impact of recreation users on the vegetation located in the Public Park and Recreation Zone.

Fencing

- Provide post and wire fencing adjacent to wetland area, the bottom wire needs to be 60cm above the ground to facilitate wildlife movement.
- Maintain the rural character of large allotments with only post and wire style fencing to maintain a continuous flow of vegetation across the landscape, with the exception of providing a solid paling fence of 2.1 metres high along the full length of the common boundary of the subject site and the property known as 59 Nash Road, Bunyip.

Infrastructure

- The provision of utility service infrastructure required to service the development and details on the arrangements for the provision of the infrastructure. The land must be connected to a reticulated sewerage system of a sewerage authority.
- The relationship of building envelopes and public areas of open space to pipeline infrastructure crossing the site must be to the satisfaction of the Department of Primary Industries.
- Provide Stormwater quality treatment which incorporates the use of Water Sensitive Urban Design to achieve Melbourne Water's best practice water quality principles.
- Prepare a Stormwater Management Plan showing the stormwater works to the nominated point of discharge to the satisfaction and approval of the responsible authority. The stormwater management plan must be prepared by a suitably qualified person and show details of the proposed stormwater works including all existing and proposed features that may have impact (e.g. Trees to be retained, crossings, services, fences, abutting buildings, existing boundary levels etc), to the satisfaction of the responsible authority.