

19/01/2017
C217

SCHEDULE 16 TO THE DEVELOPMENT PLAN OVERLAY

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

CARDINIA MOTOR RECREATION AND EDUCATION PARK

1.0

19/01/2017
C217

Requirement before a permit is granted

No specific requirements.

Application requirements

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

Plans drawn to scale showing:

- The relationship of the buildings and works to the development plan.
- The boundaries and dimensions of the land to be developed.
- Adjoining roads and access ways.
- Relevant ground levels.
- The layout of existing and proposed buildings and works.
- Elevation drawings to scale that show the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- Location and details of floodlighting and public address equipment.
- Driveways and vehicle parking and loading areas.
- External storage and waste treatment areas.
- A landscape plan which includes the description of vegetation to be planted, the surfaces to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.

2.0

29/09/2011
C160

Conditions and requirements for permits

Any permit granted for land uses associated with the Motor Recreation and Education Park must include a condition requiring the use and development of the site to be undertaken in accordance with the management plan and environmental management plan approved as part of the development plan.

3.0

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Requirements for development plan

The Development Plan must show or describe, as appropriate:

- Existing natural and built features of the land including topography, vegetation, buildings, other works, utility services, drainage lines and watercourses.
- Relationship to existing and proposed surrounding development, including the Kooweerup-Healesville Road extension.
- A plan indicating the type of existing native vegetation and any areas where it is proposed to remove native vegetation.
- A flora and fauna assessment including consideration of:
 - Corridors for Growling Grass Frog habitat
 - Dwarf Galaxia habitat
 - Corridors for Southern Brown Bandicoot habitat

CARDINIA PLANNING SCHEME

- Adequate waterway setbacks
- A stormwater drainage strategy including details of any onsite water retention, effects on water quality and hydraulic impacts on waterways.
- How the existing floodplain and overland flow paths will be accommodated by the proposed development.
- Development setback at least 20 metres from the top of bank for the Toomuc Creek and McGregor Road drain. The 10 metres closest to the top of bank must support core riparian habitat only, and must not include any other infrastructure unless agreed in writing by Melbourne Water.
- The location, height and dimensions of all proposed buildings and works.
- The proposed use of each building and facility.
- Landscaping treatments to be undertaken.
- The proposed stages of development, if more than one, and the time for commencement and completion of each stage.
- The provision of utility services and infrastructure associated with the development, use and maintenance of the land.
- Use and management of portions of the site not being used for the Motor Recreation and Education Park.
- Noise mitigation measures.
- Proposed traffic and access arrangements and associated works.
- The location and capacity of all car parking areas and access to and from them.
- The location and design of all pedestrian and vehicle access ways.
- Provision for the loading and unloading of vehicles associated with the development and use of the land.
- An environmental management plan addressing:
 - The impact of the use and development on the flora and fauna on the site and its surrounds and methods to avoid or mitigate those impacts.
 - The need to protect and enhance the biodiversity of the area, including the retention of native vegetation and fauna habitat and the re-vegetation of important areas of habitat and integration of native vegetation into landscaping of the site.
 - Avoidance and mitigation of impacts on Growling Grass Frog ecological community and habitat and the implementation of a Growling Grass Frog Management Plan approved to the satisfaction of the responsible authority.
 - Management of impacts on creek lines and surrounding environment.
 - Water sensitive urban design including methods for water collection and reuse.
 - The management of impacts, if any, during the construction and carrying out of works, including erosion and sediment, dust, noise, litter, traffic and other amenity impacts.

For the portions of land to be used for the Motor Recreation and Education Park, the development plan must also include:

- A management plan, detailing:
 - Hours of operation.
 - Number of events per year

CARDINIA PLANNING SCHEME

- Number of patrons each type of event will cater for.
- Management of noise emissions.
- An emergency management plan.

Notice of Development Plan

Prior to approval of a development plan, or any substantial amendment to an approved development plan, the responsible authority must notify the community, or cause notice to be given, for a period of 14 days.

Notice may be given in all or any of the following ways:

- by placing a sign on the land concerned;
- by publishing a notice in newspapers generally circulating in the area in which the land is situated;
- giving the notice personally or sending it by post; or
- in any other way that the responsible authority considers appropriate

The development plan must be available for viewing at the responsible authority's offices during this time.

The responsible authority must also seek the views of the Department of Environment, Land, Water and Planning, and Melbourne Water prior to the approval of the development plan.

The responsible authority must consider any submissions on the development plan prior to making a decision.