

12/09/2013
C172

SCHEDULE 14 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO14**.

CRANBOURNE NORTH DEVELOPMENT PLAN AREA

1.0

12/09/2013
C172

Requirements for development plan

1.1

12/09/2013
C172

Procedure for approving or amending the development plan

Prior to approval or amendment (other than a minor amendment), the development plan must be displayed for at least 14 days, but no longer than 28 days. The responsible authority must take account of any public comments received in response to the display of the development plan.

1.2

12/09/2013
C172

Components of the development plan

A development plan must be generally in accordance with the Cranbourne North Development Contributions Plan that is incorporated in the planning scheme.

The development plan must contain, or make provision for, the following to the satisfaction of the responsible authority:

- A local context and site analysis.
- A vision and an urban structure that identifies:
 - A concept layout of the preferred use and development.
 - Key community and development infrastructure.
- A land use budget.
- An element of housing that sets objectives and identifies the location of various housing densities.
- Planning and design guidelines for housing specifying:
 - Density requirements and distribution.
 - Building envelope restrictions as appropriate.
 - Development requirements for land encumbered by uses with adverse amenity potential along Thompsons Road.
- An element of community facilities that sets objectives and identifies the location of community facilities.
- An element of open space and natural systems that sets objectives and identifies:
 - The provision of public open space, including a preliminary indication of the spatial configuration of active and passive open space areas.
 - A public open space network which provides linkages to any neighbouring public open space.
 - A mechanism for equalisation of public open space contributions that are required by Clause 52.01.
- Planning and design guidelines for open space and natural systems specifying:
 - Environmentally sustainable design principles.
 - The key elements of the public realm, with particular emphasis on its safety, accessibility, legibility and usability.

- An element of transport and movement that sets objectives and identifies the road hierarchy and network, key intersections, tree reserves and networks of pedestrian, cycle and public transport.
- Planning and design guidelines for transport and movement specifying construction / design requirements of arterial roads, non-arterial roads, intersections, pedestrian and cycle paths and bus stops.
- An element of utilities and development staging that sets objectives and includes planning and design guidelines.
- Public infrastructure delivery strategies.

2.0

12/09/2013
C172

2.1

12/09/2013
C172

Conditions and requirements for permits

Application requirements

The following information must be provided with any permit applications, as appropriate:

- A response as to how the permit application is consistent with the provisions set out in the approved development plan and the Cranbourne North Development Contributions Plan.
- A plan showing on the general layout of the proposed use, subdivision or development.
- An indicative staging layout plan.
- Details of the existing and proposed use and development of surrounding land and an assessment of interface issues with the subject land.
- A diversity of lot sizes, dwelling types and densities.
- Areas of existing vegetation, with identification of vegetation proposed to be retained and removed.
- An environmental management plan.
- A Public Infrastructure Plan describing how the application responds to the approved development plan and which addresses the following:
 - Staging, timing and provision of infrastructure, including traffic works and the provision of telecommunication infrastructure including optical fibre.
 - The provision, staging and timing of stormwater drainage works.
 - The timely provision of connector roads and/or any roads required to provide access to adjoining properties.
 - The landscaping of any land.
 - The provision of public open space and land for any community facilities.
 - Any other matter relevant to the provision of public infrastructure required by the responsible authority.
- A Traffic Impact Assessment Report to include the following:
 - An assessment of the compatibility of the proposal with the overall road hierarchy shown in the approved development plan.
 - The movement network showing the overall road hierarchy, local street network and proposed cross-sections for each street type.
 - The layout and treatment of all vehicle and pedestrian routes and access points to and from the land.
 - Indicative bus stop locations on the Local Bus Network and/or the Principal Public Transport Network (PPTN), if applicable.

- Traffic management and control works in adjoining and nearby roads when the development or any stage of the development is completed.

2.2

12/09/2013
C172

Permit requirements

Any planning permit and the plans endorsed under that permit must show or require the following to the satisfaction of the responsible authority, as appropriate:

General

- A condition or conditions which ensure that any requirements or conditions set out in the approved development plan are implemented as part of the planning permit or the plans endorsed under the permit.

Building envelope restrictions

- Before a plan is certified for a subdivision (or a relevant stage of a subdivision) where building envelopes are proposed, each lot in area must contain a building envelope (in accordance with the approved development plan and Part 4 of the Building Regulations), to the satisfaction of the responsible authority.
- A restriction must be imposed in the form of the approved building envelopes on the plan of subdivision or through an agreement with the responsible authority under Section 173 of the *Planning and Environment Act 1987* that is registered on the title to the land. The restriction or the agreement must provide for the following:
 - The building envelope to apply to each relevant lot.
 - All buildings to conform to the building envelope on the relevant lot.
 - The construction of a building outside of a building envelope only with the consent of the responsible authority.
 - A building envelope to cease to apply to any building on the lot affected by the envelope after the issue of a occupancy permit for the whole of a dwelling on the land.

Where the building envelope is to be applied to the land through an agreement with the responsible authority under Section 173 of the *Planning and Environment Act 1987*, the building envelope plan may be approved after the plan of subdivision is certified.

Water infrastructure, including third pipe

- Irrespective of whether the relevant water authority has entered into an agreement as contemplated, any plan of subdivision must contain a restriction which provides that no dwelling or commercial building may be constructed on any lot unless the building incorporates dual plumbing for recycled water supply for toilet flushing and garden watering use if it is to become available.
- Irrespective of whether the relevant water authority has entered into an agreement as contemplated, connection points for the third pipe are to be provided by the developer/landowner to all public open space at no cost to the relevant water authority or Council to facilitate irrigation of public open space using recycled water if it is to become available.

Electricity infrastructure

- All existing above ground electricity powerlines must be removed and placed underground before the issue of a Statement of Compliance.
- The design of electricity and other related infrastructure for the development abutting or in proximity to Thompsons Road must provide for alternative electricity transmission through the new development so as to render the existing above ground assets along the roadway on

CASEY PLANNING SCHEME

the same side of the road as the development redundant and, subject to the relevant utility authority consenting, those assets must be removed as part of the development works for the relevant stage of the subdivision at no cost to the relevant utility authority or Council.

Tree reserves

- Upon the issue of a Statement of Compliance, land required for tree reserves, as set out in the approved Development Plan, must be transferred to or vested in Council at no cost to Council.
- Within 6 months of the issue of a Statement of Compliance, land required for tree reserves must be developed and landscaped to the satisfaction of the responsible authority. Tree planting to arterial roads is to be provided in accordance with the Casey Arterial Roads Tree Strategy.

Land for community facilities

Land required for community facilities, as set out in the approved development plan or the Cranbourne North Development Contributions Plan, must be transferred to or vested in Council at no cost to Council unless the land is funded by the Cranbourne North Development Contributions Plan. This must be completed prior to the issue of a Statement of Compliance to the satisfaction of responsible authority.

Land for road widening

Land required for road widening including right of way flaring for the ultimate design of any intersection within an existing or proposed arterial road must be referred to or vested in Council at no cost to the acquiring agency unless funded by the Cranbourne North Development Contributions Plan. Development and landscape of the land must be completed to the satisfaction of the responsible authority prior to it being transferred or vested.

Land for public open space

- Land required for public open space as a local or district park, as set out in the approved development plan or the Cranbourne North Development Contributions Plan, must be transferred to or vested in Council at no cost to Council unless the land is funded by the Cranbourne North Development Contributions Plan.
- All public land must be developed and landscaped in accordance with the approved development plan to the satisfaction of the responsible authority.

Public Open Space

- Land identified in the approved development plan as being required for public open space must be transferred to Council at no cost.
- In the event that a percentage of land required for public open space in the approved development plan is less than the amount specified in the Schedule to Clause 52.01, the residual amount of contribution required must be provided to Council by way of monetary contribution of the land value.
- Where the land required for public open space is more than the amount specified in the Schedule to Clause 52.01, Council will pay an amount equivalent to the additional land being provided by that property. Council will not pay an amount for land which is in excess of the land specified to be set aside in the development plan.
- For the purposes of this clause, the equalisation of open space and Clause 52.01, public open space does not include the following:
 - Land required by, or vested in, Melbourne Water for drainage-related purposes, where otherwise agreed by Council.
 - Any encumbered land transferred to, or vested in, Council.

Credits for stormwater facilities

Land required for drainage purposes must be transferred to the drainage authority or municipal council at no cost to the drainage authority or Council.