

11/04/2013
C161

SCHEDULE 18 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO18**

POUND ROAD/SHRIVES ROAD, HAMPTON PARK RESIDENTIAL AREA

1.0

11/04/2013
C161

Requirement before a permit is granted

The Responsible Authority may grant a permit before a development plan has been prepared to:

- subdivide land located north of Shrives Road provided that each lot is not less than 10,000m² (1ha) in area (No's. 175, 177, 1/179, 2/179, 181, 183 Pound Road, Hampton Park, No's. 100, 102 104 & 106 Shrives Road, Hampton Park and No's. 2, 3, 4, 5, 5A, 6, 7 & 8 Wethersdane Drive, Hampton Park).
- Remove or lop native vegetation.
- Carry out minor extensions or alterations to existing buildings and works.

Any permit granted before a development plan has been prepared must not compromise the strategic objectives of the development plan.

2.0

11/04/2013
C161

Conditions and requirements for permits

2.1

11/04/2013
C161

Application requirements

The following information must be provided with any permit application for subdivision, as appropriate:

- A site analysis plan.
- The proposed subdivision layout for the development.
- A plan showing existing and proposed levels to Australian Height Datum (AHD), including levels at the top and base of any cut and fill.
- An assessment demonstrating that the proposal is generally in accordance with the approved development plan.
- An assessment against the requirements of Clause 56.
- A stormwater management plan, to the satisfaction of Melbourne Water and the responsible authority
- A traffic report.
- A landscape plan, which identifies existing vegetation proposed to be retained and removed.
- A Cultural Heritage Management Plan if required by the *Aboriginal Heritage Act 2006*.
- Any other relevant requirements.

2.2

11/04/2013
C161

Development requirements

The following development requirements should be achieved with a permit application for subdivision, as appropriate:

- The subdivision shall not create any lot that backs on to the Hallam Valley Floodplain.
- The subdivision shall not cause any land outside of the application area to be liable to flooding.
- The subdivision shall not result in any loss of flood storage volume in the Hallam Valley Floodplain, to the satisfaction of Melbourne Water.
- The subdivision shall provide for a 6-metre-wide tree reserve for lots that front Pound Road and Shrives Road, Hampton Park.

- Any land required for drainage purposes must be transferred to the drainage authority or municipal council at no cost and will not be credited as public open space.
- A suitable buffer, to the satisfaction of the responsible authority, must be provided between the subdivision and the Hallam Main Drain.
- Development should not encroach on the Hallam Valley Floodplain, and the edge of development must be set back at least 60m from the boundary of the Hallam Main Drain

2.3

11/04/2013
C161

Permit conditions

All permits to subdivide the land must include a condition to satisfy the following requirements:

Environmental Management Plan

- Provision of an Environmental Management Plan to the satisfaction of the responsible authority, that outlines methods to be adopted on site during the construction stage addressing public safety, amenity, site security, vegetation protection, threatened species protection, operating hours, noise and emission control, stormwater and sediment runoff, waste, material reuse, and traffic management.

Landscaping of public land

- Prior to the issue of a Statement of Compliance for any subdivision of the land, all public land (this includes public open space and tree, road and drainage reserves) is to be landscaped to a standard to the satisfaction of the responsible authority which includes, but is not limited to, the following:
 - earthworks to create the final form of the land;
 - seeding of grass on all exposed surfaces; and
 - tree planting and understory in accordance with a landscape plan approved by the responsible authority, and Melbourne Water where planting is proposed within the Hallam Valley Floodplain.
- Street tree planting is provided having regard to the Casey Arterial Roads Tree Strategy (or as amended) and the Casey Local Roads Tree Strategy (or as amended).

Bicycle and pedestrian paths

- Prior to the issue of a Statement of Compliance for any subdivision of the land, shared use paths (providing for bicycles and pedestrians) must be provided to the following specifications:
 - constructed of concrete with a minimum width of 2.5 metres and is to the satisfaction of the responsible authority; and
 - connect externally to other development in the area to avoid paths being isolated.
 - any shared use paths constructed within the Hallam Valley Floodplain must be designed and constructed to the satisfaction of Melbourne Water.

3.0

11/04/2013
C161

Requirements for development plan

3.1

11/04/2013
C161

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 28 days. The Responsible Authority must take account of any public comments received in response to display of the development plan.

3.2

11/04/2013
C161

Components of the development plan

The development plan should show:

- The opportunities and constraints of the land based on a site analysis, that gives consideration to:
 - topography and other natural features;
 - existing and new contours and levels;
 - existing easements including the overhead electricity transmission lines;
 - the Urban Floodway Zone and adjacent Hallam Main Drain and the Hallam Valley Floodplain to the north;
 - adjacent land use and development patterns;
 - views to and from the land; and
 - existing open space, road, bicycle and pedestrian networks.
- The proposed lot and layout pattern that demonstrates:
 - the provision of a safe and practical road hierarchy network showing connections to local and arterial roads;
 - a variety of lot sizes to cater for a diversity of housing type and design opportunities;
 - consideration of the existing Urban Floodway Zone located in the northern portion of the subject area;
 - the retention of primary view lines from various vantage points along Pound Road and Shrives Road looking north towards the Hallam Valley Flood Plain;
 - the provision of public open space;
 - the provision of a bicycle and pedestrian path network that is legible and permeable throughout the area; and
 - the location of any land required for drainage purposes.
- A road network which is supported by a Traffic Impact Assessment and gives consideration to the location of local roads, road access points onto arterial roads and vehicular access/egress points for properties fronting Pound Road and Shrives Road.
- Land that is to be set aside for road widening along Pound Road and Shrives Road generally in accordance with any proposed future upgrade to Pound-Shrives Road.
- A hydraulic report that identifies all flow paths, flood extents, flood levels and velocities for existing and proposed conditions.
- A geotechnical assessment of the land.
- An assessment of the Aboriginal heritage values of the land and evidence indicating the means by which any findings will be protected and managed.
- Urban and landscape design guidelines that include preferred siting, built form and landscape outcomes, to achieve:
 - streets that are safe and friendly for residents and users;
 - building setbacks that will allow for canopy tree planting within the front and rear areas of lots;
 - buildings located on corner lots that are designed to address both street frontages;
 - development that avoids solid front fencing on corner lots;

CASEY PLANNING SCHEME

- planting themes that are suitable to the area and will help establish a local identity; and
- landscape design, buffers, and active frontages that preserve or enhance the safety and amenity of the Hallam Valley Floodplain.
- Consideration of the findings of a flora and fauna assessment for the land, including a consideration of Dwarf Galaxias.
- The staging of development.

4.0

11/04/2013
C161

Reference documents

- *City of Casey Arterial Roads Tree Strategy*, City of Casey, 2003.
- *Casey Local Roads Tree Strategy*, City of Casey, 2010.