

23/05/2019  
C133fran**SCHEDULE 5 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO5**.**CASTLEBROOKE ESTATE, LANGWARRIN****1.0**23/05/2019  
C133fran**Objectives**

None specified.

**2.0**23/05/2019  
C133fran**Requirement before a permit is granted**

None specified.

**3.0**23/05/2019  
C133fran**Conditions and requirements for permits**

A permit granted must include the following conditions or requirements, as appropriate to the application:

- The land must be excised from Work Authority 331 in accordance with the provisions of the *Extractive Industries Development Act 1995* and a total 200 metre landscape buffer must be provided in accordance with the EPA report 'Recommended Buffer Distances for Industrial Residual Air Emissions' A.Q. 2/86. A minimum of 100 metres of this landscape buffer must be provided along the southern boundary of the remaining Work authority 331 area.
- No permanent road access is to be created from Castlebrooke to Turner Road or Valentine Road. Provision may be made for emergency access to Valentine Road.
- Land to the west of the western drainage/habitat link must not be subdivided into lots below 0.8 hectare until the concrete batching and bitumen production operations have ceased on the property adjacent to the north.
- On lots abutting Lot 1, PS 412711T:
  - A landscape plan must be endorsed by the responsible authority to provide for a buffer corridor on the northern boundary of each lot restored with indigenous species to create a natural habitat link to Boggy Creek.
  - A notice of restriction must be placed on the titles of the lots to restrict removal of any native vegetation without approval of Council and to provide for management of fire risk inside the building envelopes.
- Sewerage infrastructure must be provided to ensure polluted effluent does not enter Boggy Creek.
- Stormwater infrastructure must be provided to ensure that stormwater runoff is appropriately treated.
- Along the drainage and habitat link on the site's western drainage line:
  - Indigenous habitat must be restored.
  - Traffic management measures must be implemented to achieve low volume and low speed for any road crossing the western drainage line.
- On the lots adjacent to the east side of the western drainage/habitat link:
  - Building envelopes must be set back 10 metres from the reserve of the drainage/habitat link and be located to minimise the removal of trees identified by a tree site survey.
  - A notice of restriction must be placed on the titles of the lots to include provision for management of fire risk inside the building envelopes.

- Provision must be made for a 10 metre building setback from the boundary of the drainage/habitat link on the lot adjacent to the western side of the western drainage/habitat link.
- For lots on the western side of the western drainage/habitat link (approx.0.8 hectare-1 hectare):
  - Building envelopes must be located to minimise the removal of trees identified by a tree site survey.
  - A notice of restriction must be placed on the titles of the lots to restrict removal of any native vegetation without further approval of Council and requiring management of fire risk inside the building envelopes.
  - A notice of restriction must be placed on the titles of the lots to recognise the operations of the concrete batching and bitumen plants on the adjacent property to the north and limiting dwellings to single storey building construction.
- Payment of a development contribution towards infrastructure in Langwarrin must be made for each lot created. The contribution must be in accordance with a development contribution plan or the development contribution requirements applicable to Langwarrin as adopted by Council.

#### 4.0

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#### Requirements for development plan

The development plan must show:

- The proposed use and development of each part of the land and how these meet the following requirements:
  - Provision of a mix of low-density residential allotments ranging in size from approximately 900 square metres to 1.3 hectares.
  - A 100metre setback of residential building envelopes to provide a buffer to Lot 1, PS 412711T and a habitat link to Boggy Creek.
  - Retention of vegetation remaining along the eastern boundary of the land to contribute to a habitat corridor of at least 100 metre width measured from the west bank of Boggy Creek.
  - Retention of a vegetated link near the Cranbourne-Frankston Road frontage of the site on the land zoned for Public Use Zone - Melbourne Water.
  - Provision of a drainage and habitat link along the site's western drainage line approximately 100 metre wide with no more than one vehicle crossing.
  - Large lots of approximately 1500 square metres provided adjacent to the east side of the western drainage/habitat link with set backs from Studio Park to enable the provision of a vegetated pedestrian/bicycle link to the western drainage/habitat link and to the east.
- Larger lots on the western side of the western drainage/habitat link (approx. 0.8 hectare-1 hectare) must be provided with building envelopes set back approximately 40 metres from the southern boundary to retain vegetation. Building envelopes must be set back a total of 55 metres (15 metre road, 40 metre buffer) from the northern boundary of the Castlebrooke land.
- The provision of land for the extension of Lloyd Park to accommodate the redevelopment of the second oval and to accommodate a third full size oval.
- The provision of safe pedestrian and bicycle movement through the site, including a system of linked court heads and reserves between Studio Park and Lloyd Park.
- The management of traffic to the requirements of VicRoads addressing vehicle access and traffic movements and the impact on the existing road network.
- A survey of existing trees on the lots adjacent to the eastern side of the western drainage/habitat link and on the 0.8 hectare-1 hectare lots between the drainage line and McClelland Drive.