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SCHEDULE 2 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO2**.

KEYSBOROUGH SOUTH LOCAL PLANNING POLICY AREA DEVELOPMENT PLAN – STAGE 1

This development plan affects land in Stage 1 of the Keysborough South Local Planning Policy Area as described in Clause 22.06. Once part of the south east non-urban area, the conversion of the land into residential development has been based around the delivery of a range of beneficial environmental, landscape and recreation outcomes through a pattern of development which is complementary to Council's objectives for the area. Development of the land must deliver an integrated series of wetlands and open water bodies in the form of a linear open space network, while improving urban stormwater quality, providing flood storage capacity, external and internal landscape improvements, and gateway treatment for entry to the non-urban area.

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Requirement before a permit is granted

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority:

- For any building or works associated with the use of the land for agriculture.
- For extensions or alterations to an existing building or works.

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Conditions and requirements for permits

Application requirements

An application to subdivide land must be accompanied by:

- A Site and Visual Analysis including:
 - Site boundary dimensions.
 - Contours.
 - Existing easements.
 - The location of existing buildings and accesses.
 - Key internal and external views.
 - The location, species and condition of existing vegetation.
 - Significant landforms and slopes.
 - Noise and visual intrusions.
 - Significant features on adjoining land.
 - Site context information such as distances to local community facilities.
 - Public transport routes and stops.
- An Environmental Management Plan (EMP), to the satisfaction of the responsible authority and Department of Natural Resources and Environment, for the subdivision which covers the following matters:
 - Protection and enhancement of tree retention areas during and after construction periods.
 - Erosion and siltation control during construction.
 - An overview of the operation and construction of wetlands within the lot, including consideration of the upstream and downstream drainage conditions of adjoining lots.

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- Monitoring and review periods for elements of the EMP.
 - A Residents Information Kit covering issues such as preferred tree planting lists, domestic animal responsibilities, water conservation, the role of urban wetlands, the sensitivity of re-constructed natural areas, energy efficient building requirements and any issues covered by Section 173 agreements.
 - Designation of areas (if any) where human access to open space areas will not be allowed, including descriptions of the systems to be established and the means of precluding human access.
 - An overview of the design details proposed for wetlands and open water bodies, including different edge treatments, vegetation associations, habitat areas, perching areas and underwater habitat.
 - Construction and maintenance requirements for water bodies and wetlands, to the satisfaction of the Melbourne Water Corporation.
 - Integration of stormwater management measures.
- A Landscape Concept Plan for all areas of public open space, street trees and buffers, including the interface with landscaping on adjoining lots.

Permit conditions

A permit to subdivide land which creates an additional lot must include conditions providing for the following, if appropriate:

- Design of open space areas must be in accordance with a landscape, open space and cycle/pedestrian trail plan to the satisfaction of the responsible authority.
- If a subdivision abuts Cheltenham Road, Springvale Road, Chapel Road or the Keysborough Golf Club, landscape plans to the satisfaction of the responsible authority must be submitted showing details of buffer tree planting generally in accordance with the Urban Design Guidelines forming part of the development plan within tree reserves not less than 15m wide or otherwise approved by the responsible authority.
- Subdividers must enter into an agreement with the responsible authority under Section 173 of the Act to provide for:
 - A contribution of \$4,725/ha of developable land towards the upgrade and improvement of facilities within Tatterson Park. (All contributions are indexed to CPI from August 2000.)
 - A contribution of \$7,220/ha of developable land for the provision of community facilities within the development plan area. (All contributions are indexed to CPI from August 2000.)
 - A contribution of \$29,833/ha of developable land towards the upgrade and improvement of roads and intersections within the Keysborough South Local Planning Policy Area. (All contributions are indexed to CPI from August 2000.)
 - The value of any works external to a subdivision undertaken by the subdivider and completed to the satisfaction of the responsible authority that deliver community benefits, upgrades to Tatterson Park or the upgrade of the Keysborough South road network which would otherwise be funded by the money contributions described above will be offset against the above contribution requirements.
 - If land to be subdivided abuts Tatterson Park, the agreement must provide for the subdivider to construct appropriate landscaping, paths and wetland areas within the verges of Tatterson Park (up to 10 metres inside the Park) to ensure connectivity between the open space and the Park.
 - Maintenance of open spaces, including water bodies and wetlands, are to be the responsibility of the subdivider for a period of 3 years from the completion of works.

- Subdividers must enter into an agreement with the responsible authority under Section 173 of the Act that provides for the owners of each residential lot created to pay an annual special charge levy for parks and open space maintenance (in addition to Council rates) to the responsible authority. The special charge will be an ongoing annual charge to owners of residential lots (charged as part of the annual rates collection process) and will assist Council's maintenance of the open space network. Payment of the levy is to commence from the first rate collection period after a lot is sold. This will create a pool of funds to be available to the Council which can be used for Council works and maintenance, noting that the Council will not assume this responsibility until the end of the subdividers' three year works maintenance liability period.

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Requirements for development plan

The development plan must comprise:

Subdivision concept plan

- A Subdivision Concept Plan generally in accordance with the Development Concept Map at Clause 22.06 identifying, as appropriate:
 - A linear open space network generally aligned along existing major overland storm water flow paths, including areas of re-vegetation, wetlands/open water bodies and multi purpose trails.
 - At least 20% of the land shown as public open space incorporating stormwater storage and water quality improvement devices such as wetlands and open water bodies forming part of the linear open space network.
 - A 15 metre wide tree reserve along all frontages to Springvale Road and Chapel Road and along the abuttal to the Keysborough Golf Club.

Urban design guidelines

- Urban Design Guidelines to create a development which minimises resource use and re-creates, protects and enhances natural systems on the land. The guidelines must include:
 - Design objectives – detailing the physical, environmental, visual and social outcomes intended for the land.
 - Planning principles – incorporating a design concept based upon the Subdivision Concept Plan approved as part of the development plan, along with site analysis and site context requirements for each subdivision application. These principles should also encourage the integration of existing trees into the subdivision where assessed as safe and practicable.
 - Subdivision patterns – incorporating preferred orientation of streets and lots to maximize opportunities for Environmentally Sustainable Development and 5 star (VICHERS) energy rating for dwellings.
 - Vehicular networks – incorporating the trunk collector road network shown on the approved Subdivision Concept Plan and collector road network. The guidelines should detail suggested treatments for key intersections and street trees.
 - Pedestrian networks – detailing pedestrian and/or bicycle paths through the open space and road network, and identifying potential links to external areas. The guidelines should also discuss materials, widths and construction.
 - Open space network – incorporating the means by which there will be interconnected development of the open space corridors, including suggested treatments for elements of the open space, mounding, landscape buffers, interface details between Tattersson Park and the proposed open space spine and neighbourhood parks incorporating remnant trees.

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- Environmental protection – providing the means by which remnant trees will be incorporated into the development and regrowth will be encouraged, and providing for good urban stormwater management.
- Landscape establishment – detailing an establishment program for hard and soft landscaping to be provided at the time of subdivision. The guidelines should also detail the extent of Melbourne Water’s responsibilities with wetlands/open water bodies and Council’s responsibilities within the open space.
- Landscape maintenance – incorporating the means to reduce maintenance obligations on Council and establishing a framework for maintenance which can be used by developers and then Council when it assumes responsibility for the open space.
- Energy efficient forms of infrastructure – including street lighting and drainage systems.

Traffic management plan

- A Traffic Management Plan to the satisfaction of the responsible authority and Roads Corporation detailing:
 - Intersection treatment types for all road connections to Cheltenham Road and Springvale Road.
 - Timing for the provision of signalized intersection works to Cheltenham Road and Springvale Road.
 - Suggested intersection treatment and timing for the provision of works at Chapel Road and the intersection with the key east-west collector road running through the development plan area.

Staging plan

- A Staging Plan demonstrating the anticipated sequence of development detailing how the wetland system will function during and between development stages.

Cheltenham Road gateway treatment

- Design Guidelines for the land in this area west of the intersection with the Fiveways Boulevard providing for a future pattern of development that recognises the ‘gateway’ role of the site to the Keysborough South area. The guidelines must include:
 - Direction for the site’s subdivision layout.
 - Landscaping.
 - Building form.