

08/07/2010
C75**SCHEDULE 14 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

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

MOORoopNA WEST GROWTH CORRIDOR**1.0**08/07/2010
C75**Requirement before a permit is granted**

Before any use, development or subdivision commences the Mooroopna West Growth Corridor Structure Plan, prepared by Maunsell AECOM dated July 2009 (referenced under clause 21.08) must be prepared to the satisfaction of the responsible authority. The development plan may be amended to the satisfaction of the responsible authority.

A permit may be granted before a Development Plan has been prepared for the development of an existing allotment for the purpose of a single dwelling, or for any buildings or works associated with the ongoing maintenance or operation of the subject site at the approval date.

2.008/07/2010
C75**Conditions and requirements for permits**

Conditions must as appropriate be included on any planning permit issued to subdivide or develop land with regard to infrastructure works being completed in accordance with any approved Infrastructure Plan approved under this Schedule.

3.008/07/2010
C75**Requirements for development plan**

The development plan must demonstrate as appropriate:

- General consistency with the Mooroopna West Structure Plan.
- The application of the sustainable growth principles and implementation requirements of the Mooroopna West Structure Plan, including:
 - Diversity in residential allotment sizes and dimensions to encourage variety in dwelling types.
 - Medium density lots in all precincts located within close proximity to areas of open space or community infrastructure where appropriate.
 - Lots should be generally rectangular in shape and located on a north south axis so that the number of lots that have optimal solar orientation are maximised.
 - Road layout should avoid cul de sacs.
- The proposed subdivision layout and development of the land including roads, lot boundaries, streetscape treatments, and landscaping.
- Subdivision layout and road alignment must consider the natural direction of overland flow paths for both stormwater and riverine flooding and the requirements of the Flooding Behaviour-Mooroopna ODP Report prepared by Cardno Lawson Treloar (June 2006).
- The anticipated stages in which the land to which the plan relates is to be developed taking into account the flood impacts of the development and the requirement for flood mitigation works.
- The shared pathway network, including opportunities to link paths to any networks on abutting land and public transport services.
- Location and layout of non-residential uses, including neighbourhood centres and open space for public use in accordance with the Mooroopna West Structure Plan.
- The layout of major areas of open space and the type of facilities, if any to be provided for users of the open space.
- The location of any significant environmental, cultural, heritage and/or ecological (faunal and/or floral) features including fauna and remnant native vegetation.

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- Stormwater management methods, including the location of any on-site drainage retention facilities.
- Arrangements for the provision of all physical and community infrastructure and services to the land.

A development plan must include, where required by the responsible authority:

- An environmental assessment of the land, involving a flora and fauna survey, which among other things, identifies the health and habitat value of all native vegetation.
- A preliminary survey of the area for aboriginal archaeological sites and preliminary cultural heritage assessment to determine whether a cultural heritage management plan in terms of the *Aboriginal Heritage Act 2006* is required.
- A preliminary soil assessment demonstrating the extent of any contaminated soils that may exist on the subject land, and if detected, a more details assessment outlining the location of the contaminated soil, the type of contaminants detected, and the strategies required to be undertaken to decontaminate the affected areas in accordance with the Minister's Direction No. 1 Potentially Contaminated Land.
- A site construction management plan that accords with the sediment control principles outlined in Construction techniques for Sediment Pollution Control (EPA, 1991) to manage site run off, dust, erosion, litter and construction waste.
- An integrated water management plan detailing how stormwater will be collected and treated within the development, with particular emphasis on the removal of sediment, litter and urban waste from stormwater prior to its discharge into local watercourses, and how that process will not impact adversely on the natural flood carrying capacity of the local watercourses. The integrated water management plan must be in accordance with the requirements of Goulburn Murray Water's publication titled 'Acceptance of Urban and Industrial Water to Goulburn-Murray Water Drains'. The integrated water management plan must also be integrated with the landscape and open space master plan. The integrated water management plan must be prepared in accordance with the design standards of the Council's Infrastructure Design Manual and consider ongoing maintenance of the stormwater management measures.
- The integrated water management plan prepared as part of the development plan is to be subject to appraisal by the Goulburn Broken Catchment Management Authority to ensure that the development would not result in an increase in flood impacts of properties that are not the subject of the development plan under consideration. The integrated water management plan must consider the planned flood capacity and conveyance and be consistent with the mitigation requirements of the Flooding Behaviour-Mooroopna ODP Report prepared by Cardno Lawson Treloar (June 2006).
- A landscape and open space masterplan prepared to outlines the proposed landscape treatments of entry features, street tree planting, medians, open space areas, stormwater management areas, sales and other areas of water sensitive urban design. The landscape and open space masterplan must include the use of drought tolerant and low maintenance plants.
- A traffic management plan that identifies:
 - Appropriate access and circulation of vehicles on the existing and future road network.
 - The street cross section drawings including the provision of a north-south road with a 27 metre wide road reservation in Precinct A and a 22 metre road reservation in Precincts B, C, and D.
 - The identification of existing and proposed public transport routes, bus stops and associated infrastructure.
 - The identification of existing and proposed pedestrian and cycling networks including provision for safe and convenient access to public transport infrastructure and developments.

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- The works necessary to accommodate traffic generated by the development and to mitigate the impact of the development.
- An integrated transport and green travel framework to be developed to mitigate the impact of the development.
- The trigger points for the need for traffic infrastructure included in the Mooroopna West Development Contributions Plan.
- An infrastructure plan approved by the responsible authority which identifies the anticipated staging and timing of the provision of infrastructure (on and off the subject land), in accordance with the Mooroopna West Structure Plan and the Mooroopna West Development Contributions Plan. The infrastructure plan should address as appropriate:-
 - The provision, staging and timing of stormwater drainage works.
 - The provision and staging of flood mitigation works.
 - What land needs to be acquired for the provision of the infrastructure.
 - The provision, staging and timing of roadworks (including bus stops and associated works) both internal and external in accordance with the approved traffic management plan.
 - The provision, staging and timing of landscaping works for local parks, stormwater drainage reserves and regional landscaping works.
 - The securing of the infrastructure and utility services as may be necessary by way of an agreement pursuant to section 173 of the Act or other means acceptable to the responsible authority.
 - Any other infrastructure related matter reasonably requested by the responsible authority associated with the subdivision of the land.
 - Identification of agency or person responsible for provision of particular items of infrastructure.

Before approving the Development Plan, the responsible authority must consider the following and may include conditions where appropriate:

- The comments and any requirements of Goulburn Murray Water and in particular any matters relevant to its policy regarding acceptance of urban and industrial water to Goulburn Murray Water Drains.
- The need for any agreement to be made pursuant to the provisions of Section 173 of the *Planning and Environment Act 1987* with respect to matters arising from the proposed use and development, including the use of such agreements to reduce potential land use conflict at the residential and intensive agricultural interface.
- The environmental, ecological, landscape, archaeological, historical and cultural values and features of the site.
- The need for the provision of a buffer between residential dwellings within the Mooroopna West Growth Corridor and the alignment of the proposed Goulburn Valley Highway Shepparton Bypass.
- The need for noise attenuation measures as a result of the proposed Goulburn valley Highway Bypass.
- Any requirements and/or views of the Greater Shepparton City Council and referral authorities regarding urban design and landscaping, traffic works, stormwater disposal, engineering works, environmental protections and enhancement, sewerage, drainage or flood mitigation works required to properly service the proposed use and development of the land.