

27/05/2019
C239wsea

SCHEDULE 20 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO20**.

LALOR DEVELOPMENT PLAN

1.0

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Objectives

None specified.

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Requirement before a permit is granted

Prior to the grant of any permit a Sewerage Management Plan must be prepared, to the satisfaction of the Responsible Authority and Yarra Valley Water which:

- addresses the capacity of the existing sewer
- demonstrates that development of the land for residential purposes does not prejudice the future development of either the proposed Wholesale Market, or the Cooper Street Employment Area ("the Employment Areas") by unavailability of access to sewer capacity
- makes recommendations as to the timing and means by which residential development can proceed on the land whilst ensuring that the future development of the Employment Areas is not prejudiced by the unavailability of access to sewer capacity.

Prior to the grant of a permit for the subdivision or development of the land, or any part of the land, an assessment of the environmental condition of the land must be carried out, by an appropriately qualified person, to the satisfaction of the responsible authority, and must demonstrate that the land affected by the grant of the permit is suitable for the use and development proposed.

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Conditions and requirements for permits

A permit may be granted to subdivide land before a development plan has been approved, provided:

- The subdivision is the re-subdivision of existing lots. The number of lots must not be increased; or,
- The subdivision is by a public authority or utility service provider to create a lot for a utility installation.

A permit may be granted for buildings or works before a development plan has been prepared to the satisfaction of the responsible authority, provided that the buildings and works are associated with an existing lawfully established use.

Any permit for subdivision of the land must contain conditions to implement the recommendations or strategies contained in the approved Sewerage Management Plan.

Any permit for subdivision of the land must contain conditions to implement any recommendations or strategies contained in the Environmental Assessment.

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Applications for Subdivision

Any application for subdivision for the purpose of creating one or more additional residential lots shall be generally in accordance with the approved Development Plan for the area.

All new residential lots must be serviced with reticulated sewerage and water supply.

All new roads, footpaths, drainage, and underground services shall be constructed to the satisfaction of the Responsible Authority and shall be generally in accordance with the approved Development Plan.

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C239wsea**Requirements for development plan**

A development plan must be prepared to the satisfaction of the responsible authority for the whole site and be generally in accordance with the Indicative Development Plan as shown on page 5 of this schedule.

A development plan must incorporate the following principal elements:

- The northerly extension of Gillwell Road to connect to the proposed extension of Childs Road at the northern end of the land and the westerly extension of Kingsway Drive.
- Areas identified as having environmental importance in the report of Practical Ecology dated April 2001, must be set aside in open space reserves.
- The provision of land for active recreation that is to contain two senior football ovals, a pavilion, car parking and associated buffer areas around the ovals to the satisfaction of the responsible authority.
- The provision of a bicycle/pedestrian path along the northern boundary of the site that connects with the existing path provided alongside the Craigieburn Bypass to the south and that proposed along Edgars Creek as part of the Cooper Street Employment Area Development Plan to the north;
- A linear open space area along the northern and western boundaries of the land; and
- The location and layout of proposed flow control facility, wetlands or retarding basins.

A development plan must, as appropriate, and to the satisfaction of the responsible authority:

- Be informed by a detailed site analysis which identifies or includes:
 - Craigieburn Bypass freeway reservation;
 - Natural features
 - Cultural context
 - The strategic planning context of the land and adjoining land.
- Identify the proposed uses of the land including any areas of non-residential use.
- Show the location and layout of:
 - Any proposed flow control facility, to the satisfaction of Yarra Valley Water.
 - Any proposed wetland and retarding basin.
 - Any proposed transition and interface design treatments, as appropriate, between the land and the:
 - Craigieburn Bypass freeway reservation;
 - Whittlesea Gardens;
 - Childs Road extension;
 - Cooper Street Employment Area;
 - Existing residential areas.
 - High pressure gas transmission lines.
 - Any proposed noise attenuation structures adjacent to the Craigieburn Bypass.
 - The proposed road network, which should show:
 - a high degree of connectivity and internal permeability
 - typical road cross-sections

- a method of integration with the existing and proposed surrounding road network
 - bus routes for public transport access on collector roads
 - a bicycle and pedestrian network
 - any features necessary to give effect to the traffic management plan.
- Individual and stands of indigenous trees, particularly River Red Gums to be retained and integrated into the development consistent with the recommendations of the arboricultural survey.
- Identify the proposed staging of development.

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Information to accompany a development plan

A development plan must be accompanied by the following to the satisfaction of the Responsible Authority:

- A statement of housing outcomes and population lot yield targets.
- A land use framework plan which identifies opportunities for diverse allotment densities and dwelling types and has regard to indicative building heights, massing and indicative scales.
- A traffic management plan supported by a traffic study that addresses the need for traffic management infrastructure or road works on, or adjacent to the land.
- A stormwater management plan, which includes:
 - application of principles of water sensitive urban design
 - measures for the protection of water quality and natural systems
 - measures for the integration of stormwater treatment into the landscape.
 - A sewerage management plan which demonstrates, within the capacity of the sewerage system, how the land may be developed without constraining the development of the Melbourne Wholesale Market or the Cooper Street Employment Area.
 - A conduit network concept plan to facilitate the future installation of advanced telecommunications services consistent with the Telecommunications Conduit Policy at Clause 22.13.
 - An Open Space master plan for all proposed public open space areas, including any landscape plans.
 - An assessment of the fauna and habitat significance of the land including the provision of a strategy for the management and protection of the growling grass frog within the southern portion of the land. This strategy should address what the land requirements are for conservation purposes associated with the growling grass frog.
 - A 'Net Gain' assessment of any native vegetation to be removed having regard to the background document Victoria's Native Vegetation Management: A Framework for Action, including the location of any necessary offsets.
 - An arboricultural survey of all existing trees on the land to identify mature indigenous trees to be retained and integrated within the development.
 - A tree protection strategy to ensure trees identified for retention by the arboriculture survey are not damaged during construction.
 - A street tree master plan.
 - An archaeological survey and heritage assessment of the land to identify places of cultural heritage significance, including recommendations for the protection, restoration and integration of significant individual sites.

WHITTLESEA PLANNING SCHEME

- A statement setting out energy efficiency and water conservation principles to be applied to the design and construction of the development and how it is proposed to give effect to this statement of principles.
- An assessment of the possible amenity considerations at the interface between the proposed Wholesale Market and any new residence or development on the land and recommendations for any treatment of that interface.

