

29/11/2007
C41 (Part 1)**SCHEDULE 23 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO23****AURORA DEVELOPMENT PLAN****1.0**29/11/2007
C41 (Part 1)**Requirement before a permit is granted**

The responsible authority may grant a permit for subdivision, development or use prior to approval of a development plan provided that the responsible authority is satisfied that the subdivision, development or use is consistent with the Aurora Comprehensive Development Plan (incorporated document) will not prejudice the future use or development of the land for the purpose of the zone or any aspect of the municipal strategic statement or the Epping North Strategic Plan.

Except with the consent of the responsible authority, a permit must not be granted for the use or development of land located south of the transmission line including the southern primary, secondary and tertiary activity centres until a precinct plan has been approved by the responsible authority. Any permit granted must not prejudice the orderly use and development of land as intended by the Aurora Comprehensive Development Plan and the approved development plan.

Requirements for a precinct plan

A precinct plan must be prepared which is generally consistent with the Aurora Comprehensive Development Plan and the approved development plan. The precinct plan must be informed by a detailed site analysis, a design concept plan and a written report.

The precinct plan must show or address the following matters to the satisfaction of the responsible authority.

- The general pattern of subdivision.
- The location of various land uses which are proposed within the precinct plan area.
- Buildings located to address the street, with parking located at the side or rear where possible.
- Public open space providing a strong relationship with the surrounding built form.
- Conservation areas and its relationship with surrounding areas.
- A diversity of traditional streetscape conditions, with variation in car parking arrangements, verge widths and streetscape planting.
- Appropriate transition and interface design treatments between designated land uses (or mixed land uses).
- Establishment of architectural statements and landmarks in key locations.
- Appropriate interaction and relationship between residential and non-residential uses.
- Indicative built form and building setbacks that will define the urban character for the town centre.
- Solar access and shade provision.
- The relationship between buildings and footpaths and other pedestrian spaces.
- The legibility of key areas within the primary activity centre.

- The connection between the primary activity centre and surrounding land uses.
- The location of public transport facilities.
- The proposed bicycle and pedestrian pathways.
- Service vehicle access.
- Landscape concept plan for all public open space areas.
- The stages, if any, by which the development of the land is proposed to proceed.

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Conditions and requirements for permits

Where relevant to the satisfaction of the responsible authority, any permit granted must also include the following conditions.

- Those conditions which are required to give effect to any requirements of the approved development plan.
- Before a plan of subdivision is certified, a flora, fauna and habitat hectare assessment, to the satisfaction of the responsible authority, must be submitted to the responsible authority generally in accordance with the assessment submitted with the application but updated to incorporate a final inventory of vegetation and trees proposed to be removed (including tree numbers, species and area).
- Before a plan of subdivision is certified, a net gain and offset tracking system report (tracking system report), to the satisfaction of the responsible authority, must be submitted to the responsible authority and the Department of Sustainability and Environment. When approved by the responsible authority and the Department of Sustainability and Environment, the tracking system report will be endorsed and will then form part of the permit. Where the tracking system report includes a plan, the plan must be drawn to scale with dimensions and three copies of the tracking system report must be provided. The tracking system report must include:
 - appropriate offsets to compensate for the loss of vegetation as determined by a final flora, fauna and habitat hectare assessment of the land;
 - details of the following:
 - means of calculating the offsets;
 - locations where offsets will be provided;
 - type of offsets to be provided for each location;
 - details of revegetation including number of trees, shrubs and other plants, species mix, and densities;
 - means of interim protection for newly established vegetation until established;
 - methods of permanent protection for the offsets;
 - persons from time to time responsible for implementing and monitoring the offsets;
 - time frames for implementing the offsets;
 - any earthworks, drainage and other works associated with the provision of offsets.

Once approved, the tracking system report must be implemented to the satisfaction of the responsible authority.

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Requirements for development plan

A development plan must show or include the following to the satisfaction of the responsible authority.

- An overall plan of the proposed development in the development plan area as well as supporting information that assists to clarify the nature of the development proposed for each area.
- Consistency with the Aurora Comprehensive Development Plan (incorporated document).
- An explanation of the response of the development plan to the principles of the Epping North Strategic Plan.
- An indication of the proposed land uses.
- A development catering for between 7000 and 9000 lots (of various sizes, types and sub-area densities) with medium and high density development in close proximity to proposed public transport networks. With the consent of the responsible authority, additional areas may be designated for medium and high density development.
- The distribution of residential density. This should generally show lower (rather than medium or higher) density adjacent to conservation areas.
- The development density targets sought to be achieved, namely 14 lots per net developable hectare in the conventional residential areas, 20 in the medium density residential areas and 27 in the high density residential areas.
- A landscape assessment of the land and general landscape proposals for the development of the land including:
 - the provision of any proposed habitat links within the land and between the land and adjoining land;
 - a concept plan for Edgars Creek;
 - minimisation of the perimeter to area ratio of conservation areas;
 - a description or illustration of the treatment of the interface between conservation areas and adjoining areas.
- Those areas identified in the Aurora Comprehensive Development Plan as conservation areas.
- The location of any land holdings that have not been surveyed for flora and fauna values.
- The specification that the outcomes associated with preparation of flora, fauna and habitat hectare assessments may reduce the assumed development potential of the land holdings not surveyed for flora and fauna values.
- Details regarding the principles for the protection of existing native vegetation and/or areas proposed for recruitment, within or external to the development plan area, that are proposed to be protected and/or relied upon as an offset for the removal of native vegetation.
- An environmental management plan containing management measures proposed for the land generally in accordance with the recommendations contained within the report Flora and fauna of Aurora, Epping North, Victoria, Biosis Research Pty Ltd, May 2006 be prepared and approved by Council in consultation with DSE. With the consent of the responsible authority the environmental management plan may be provided after the approval of development plan.
- A detailed cultural heritage assessment which includes recommendations for the protection, restoration and interpretation of significant individual sites and, where appropriate, design measures to sensitively integrate sites.
- In respect of Edgars Creek, consideration of:

- any potential impacts on the environmental values of the Edgars Creek corridor by any potential works;
- the design of each crossing to optimise the passage of fauna along Edgars Creek.
- The location and general content of any proposed activity centre, including proposed retail and non-retail floor areas.
- An assessment of the transportation implications of the development of the land.
- The proposed arterial and neighbourhood connector street network with a possible local street network including actual, proposed and indicative linking points to adjoining land.
- A plan of the proposed public transport network and facilities, including rail.
- The requirement that all crossings including road, pedestrian and cycle paths of the proposed public transport corridor must be designed to accommodate grade separation unless otherwise agreed to by the Minister for Public Transport.
- The requirement that underground structures which affect public transport must be designed to the satisfaction of the Department of Infrastructure.
- The indicative main walking and cycling links.
- The proposed open space areas and their recreation function.
- The principles of the proposed water supply, drainage and sewerage networks (including third pipe provisions).
- The relationship of the development of the land to existing or proposed land uses on adjoining land.
- The various infrastructure items including roads, open space pavilions, community facilities and the like.
- The proposed indicative development sequence of the land.
- A site assessment in accordance with the General Practice Note *Potentially Contaminated Land (June 2005)*. This should include a preliminary site history (including current and previous uses and activities) by a suitably qualified environmental professional.