

19/01/2006  
VC37**SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as DPO5

**PAKENHAM NORTH-EAST RESIDENTIAL PRECINCT****1.0**19/01/2006  
VC37**Conditions and requirements for permits**

A permit granted is subject to the following conditions:

- Construction and post construction activities must be conducted in accordance with the following EPA best practice guidelines:
  - Environmental Guidelines for Major Construction Sites (EPA Publication No. 480, December 1995).
  - Construction Techniques for Sediment Pollution Control (EPA Publication No. 275, May 1991).
- Before a sensitive use (residential use, child care centre, pre-school centre or primary school) commences or before the construction or carrying out of buildings and works in association with a sensitive use commences on land at 130 Army Road, Pakenham (L1 P82846 & PC355507W), either:
  - A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970, or
  - An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the sensitive use.

**2.0**19/01/2006  
VC37**Requirements for development plan**

The Development Plan must include:

- The staging of the development.
- Proposed management techniques for the former quarry site.
- The relationship and integration with the surrounding land.
- Identification of significant vegetation on the land and measures to retain the vegetation where appropriate.
- A flora and fauna survey to be undertaken between August to April to the satisfaction of the Department of Natural Resources and Environment.
- A geo-technical report to be provided for the area proposed for development on the edge of the quarry hole.
- Proposed layout and hierarchy of streets including traffic control infrastructure.
- A traffic management plan to be carried out to the satisfaction of the responsible authority, in consultation with the Roads Corporation.
- Proposed major retarding basins, watercourses and major drainage features.
- An overall landscaping concept plan.
- Physical and community infrastructure required.

- The following urban design principles, and a report which demonstrates that the development incorporates these principles:
  - The design of a compact neighbourhood which is oriented around walkable distances between activities and where neighbourhood centres provide access to services and facilities to meet day-to-day needs.
  - A neighbourhood which incorporates safe and attractive spaces for walking and cycling, and subdivision layout which allows easy movement through and between neighbourhoods.
  - A range of lot sizes and housing types to satisfy the needs and aspirations of different groups of people, including areas proposed for medium density housing.
  - Integration of housing, workplaces, shopping, recreation and community services, to provide a mix and level of activity that attracts people, creates a safe environment, stimulates interaction and provides a lively community focus.
  - Design which creates opportunity of access for public transport.
  - A range of open spaces to meet a variety of needs, with links to open space networks and regional parks if possible.
  - A strong sense of place created because neighbourhood development emphasises existing cultural heritage values, attractive built form and landscape character.
  - Environmentally friendly development that includes energy efficiency, water conservation, local management of stormwater and waste water treatment.
  - Protection and enhancement of native vegetation habitat and discouragement of the spread and planting of noxious weeds.
  - Community safety design principles in order to reduce opportunities for crime, improve perceptions of safety and increase levels of community involvement.