

19/01/2006
VC37

SCHEDULE 7 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO7

PAKENHAM NORTH-EAST RESIDENTIAL PRECINCT (DEEP CREEK)

1.0
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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).

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Requirements for development plan

The development plan must include:

- The staging of the development.
- The relationship and integration with the surrounding land.
- A subdivision layout that is responsive to opportunities for the enhancement of the Deep Creek corridor for open space linkages and natural values including biodiversity, landscape values and water quality.
- A discussion of how design and siting of buildings and works addresses environmental constraints such as flooding, slope and erosion, and potential impacts on water quality.
- 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 and April to the satisfaction of the Department of Sustainability and Environment.
- Proposed layout and hierarchy of streets including traffic control infrastructure that recognises and connects with the hierarchy of roads proposed or existing on land affected by Development Plan Overlay Schedule 5.
- Connections and continuations to walking and cycling paths proposed or existing on land affected by Development Plan Overlay Schedule 5, particularly through to Deep Creek.
- 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.
- A drainage plan in accordance with the requirements of Melbourne Water and consistent with the Cardinia Stormwater Management Plan.
- A subdivision design which incorporates water sensitive urban design strategies.
- An overall landscaping concept plan.
- Physical and community infrastructure required.

- A neighbourhood sportsground incorporated into the subdivision layout.
- 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 a subdivision layout which allows easy movement through and between neighbourhoods, including links identified in the Cardinia Pedestrian and Bicycle Strategy.
 - 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.
 - Consistent streetscape themes incorporating landscape design and construction as a part of subdivision construction. Themes are to be complementary with those proposed or existing on land affected by Development Plan Overlay Schedule 5.
 - 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.
 - Energy efficiency through orientation of sites.
 - The urban design principles as set out in the Pakenham Township Strategy including energy efficiency through orientation.