

19/01/2006
VC37

SCHEDULE 8 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO8

SYME ROAD, PAKENHAM PRECINCT

1.0
19/01/2006
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Requirement before a permit is granted

A permit may be granted to use land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority.

2.0
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Requirements for development plan

The development plan must include:

- The proposed use and development of each part of the land.
- The staging of development.
- The relationship of the land to existing or proposed uses on adjoining land.
- Population and household targets.
- The proposed range of housing types and lot sizes.
- Proposed open space and recreation facilities, including a centrally located neighbourhood park with a minimum area of 1 hectare incorporating the area of remnant native vegetation, and proposed pedestrian and bicycle paths.
- Proposed drainage features on the land, including the proposed treatment of Pakenham Creek.
- An assessment of the potential for salinity on the land, and any necessary measures to address salinity.
- The identification of remnant vegetation on the land and measures to retain the vegetation.
- The proposed layout of streets, including the provision of access to Pakenham Road to the satisfaction of the Roads Corporation.
- The proposed interface between Pakenham Road and the proposed development.
- The proposed interface between Toomuc Valley Road and the proposed development to provide a landscape corridor along Toomuc Creek.
- The means by which the impact of the gas transmission pipeline easement and electricity transmission line easement will be addressed as part of the development.
- A schedule of physical and community infrastructure required for and as a result (in whole or part) of the development of the land, including arrangements for their provision and funding.
- An overall landscape concept.
- Details of how the neighbourhood design principles in Melbourne 2030 will be addressed as part of the development.

The development plan and any permit must take into account further survey work targeted to Growling Grass Frogs conducted between October and March.