

23/11/2006
C59**SCHEDULE 11 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO 11****1.0**23/11/2006
C59**Requirement before a permit is granted**

The Responsible Authority can consider an application for minor works before a development plan has been approved. All proposals for minor works must be accompanied by a report demonstrating that they will not prejudice the future development of the land in an integrated manner.

2.023/11/2006
C59**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 land uses on adjoining land.
- Population and household targets.
- The proposed range of housing types and lot sizes.
- Proposed open space, recreation and path facilities including:
 - a district sporting reserve of 8 hectares
 - a centrally located neighbourhood park with a minimum area of 1 hectare
 - joint-use paths throughout the development to link the land to Lakeside Activity Centre, Pakenham and Officer townships, to provide for good north/south connections, especially along the Gum Scrub Creek and to provide for access to the proposed Lakeside station east of Cardinia Road.
 - joint-use paths along the Princes Highway and Cardinia Road frontages
 - Provision of a pedestrian/bicycle bridge across the Gum Scrub Creek at an agreed mid-point between the Princes Highway and the railway reserve additional to any crossing associated with the Princes Highway frontage
 - Provision for the protection and management of, and enhancement of habitat for, the nationally significant Growling Grass Frog and *Dianella longifolia* var. *grandis* and *Dianella amoena* as determined
- Proposed drainage features on the land including the proposed treatment for the Gum Scrub Creek and the interface between the district sporting reserve and Gum Scrub Creek, including any restriction of the floodway to provide for regular use of the reserve in winter, how any variations to landform created to accommodate this will be dealt with and how growling grass frog habitat will be protected and enhanced.
- An investigation of regional water management opportunities to shift the land requirement for water management from the south east corner of the site to land south of the Pakenham Bypass
- An assessment of the potential for saline discharge sites on the land, and any necessary measures to address salinity.
- An archaeological survey of the site.
- A traffic management plan to the satisfaction of council and VicRoads.

- Proposed public transport routes and facilities including how the site can be provided with access to public transport within reasonable walking distance of each dwelling to the satisfaction of the Department of Infrastructure.
- The proposed layout of streets including the provision of access to both Princes Highway and Cardinia Road to the satisfaction of both council and Vic Roads.
- The funding arrangements for provision of controlled intersections that may be required including the funding arrangements and timing for the upgrade of the intersection of Cardinia Road and the Princes Highway.
- An interface between the development and both Princes Highway and Cardinia Road that provides for safe, attractive and permeable pedestrian and bicycle movement along the frontage to those roads and between the development and the roads.
- Provision for the future widening of Cardinia Road.
- Provision of a tree reserve abutting Cardinia Road that can adequately accommodate mature *Eucalyptus radiata* (Narrow Leaf Peppermint) without impinging on private land and to the minimum safety standard required by VicRoads.
- Provision for a link road to the west adjacent to the railway reserve constructed to a standard and to an end point to the satisfaction of council to enable east-west vehicle permeability following the future provision of a bridge.
- 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, including the landscape corridor of the Gum Scrub Creek, the district sporting reserve and the interface between the two. The landscape plan will provide for advanced *Eucalyptus radiata* (Narrow Leaf Peppermint) to be provided on the tree reserve abutting Cardinia Road at 5 metre intervals. Indigenous plantings of local provenance species must be used in any plantings along the Gum Scrub Creek. Consideration should also be given to using local indigenous species in all landscape plantings for the development.
- Significantly increased housing densities above the average adjacent to public open space and in association with any activity centre on the site.
- Details of the location of any activity centre proposed for the site and its relationship and interaction with other activity centres including the Officer town centre.
- Details of how a high level of urban design will be delivered for areas of higher density.
- Details of how the neighbourhood design principles in Melbourne 2030 will be addressed as part of the development.
- An Environmental Management Plan for the site that addresses the following issues to the satisfaction of the Council, and the Department of Sustainability and Environment:
 - How any identified habitat (including that used for feeding, occupation, breeding, dispersal) of *Litoria Raniformis* (Growling Grass Frog) is to be protected and/or enhanced and managed on an ongoing basis, following a targeted survey for the species (including an assessment of the dispersal requirements for the species) between the months of October and December using a suitably qualified and experienced herpetologist;
 - An assessment of remnant vegetation and identification of management measures required to ensure ongoing protection of significant flora, in accordance with Victoria's Native Vegetation - A Framework for Action;
 - An assessment of the impacts to biodiversity of conducting works on the Gum Scrub Creek and environs and proposed mitigation measures; and

- How site works will be managed (during and post construction) to ensure that there is no impact on significant flora located in the railway reserve to the south of the subject area, particularly the populations of *Dianella longifolia* var. *grandis* and *Dianella amoena*, by way of a report prepared by a suitably qualified and experienced environmental consultant.
- Protection measures for significant flora and fauna located in the railway reserve must include an effective buffer along the entire southern boundary.
- The flora and fauna protection and management measures that are contained within the Environmental Management Plan must be incorporated into the development design.