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## **SCHEDULE 12 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO12**

### **FORMER AMSTEL GOLF COURSE**

#### **1.0**

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#### **Requirement before a permit is granted**

A permit may be granted before a development plan has been prepared for:

- Minor buildings and works;
- Subdivision of the land into superlots or to realign property boundaries.

In considering an application, the responsible authority must have regard to whether:

- The proposal will prejudice the desired outcomes for the land and the surrounding land, as set out in this schedule and envisaged by the Local Planning Policy Framework;
- The proposal is generally consistent with the Amstel Concept Development Plan contained at Clause 4.0 of this schedule, except as agreed by the responsible authority;
- The proposal implements the recommendations of the Section 53V Environmental Audit of Risk of Landfill gas, EPA service order no. 8003972 (ERM, 2014) or recommendations contained within any subsequent update to the audit.

#### **2.0**

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#### **Conditions and requirements for permits**

#### **2.1**

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#### **Application requirements**

An application for the subdivision, use and development of land, must include, where relevant, the following:

- A report that demonstrates that the proposal is generally in accordance with the approved development plan.
- A Vegetation Management Plan which illustrates:
  - Structural Root Zones, Tree Protection Zones and tree protection fencing for all trees which are to be retained;
  - Detailed measures for the management and protection of any trees to be retained in line with Australian Standards and to the satisfaction of the responsible authority. This should include cross-section diagrams where natural surface levels are altered and where future roads, footpaths, crossovers or the like are located within the Tree Protection Zone of any tree to be retained. When approved, the plan will be endorsed and will then form part of the planning permit.
- A landscape master plan that shows, consistent with the Amstel Concept Development Plan at Clause 4.0 and the landscape concept plan forming part of the approved development plan:
  - The location of trees and any other vegetation proposed to be retained and removed;
  - The location and details of any new planting, including street trees;
  - The location and layout of areas of public open space, including details of any facilities to be incorporated into such areas;
  - The location and details of water bodies and topographic features to be retained.

- A development staging plan, showing:
  - The development of any previous relevant stage;
  - Proposed staging of development over the land;
  - Appropriate connectivity between stages, having regard to completed stages, the local road network, public open space and the delivery of infrastructure;
  - Early delivery of key infrastructure to meet the needs of the development.
- A Flora and Fauna Assessment.
- A copy of any approved Cultural Heritage Management Plan.
- A copy of any approved Environmental Audit for the site.
- A report demonstrating how the recommendations of the Section 53V Environmental Audit of Risk of Landfill Gas, EPA service order no. 8003972 (ERM, 2014), or recommendations contained within any subsequent update to the audit, will be implemented.
- In relation to Area 3, a report demonstrating how (any) recommendations of the most recent environmental audit will be implemented.

## 2.2

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### Development requirements

A permit for the subdivision, use or development of land must ensure that:

- Where residential uses are proposed there is a mix of lot sizes and density, as shown or specified in the approved development plan.
- All public roads (including upgrades of any existing roads) must be provided and designed in accordance with the *Metropolitan Planning Authority Engineering Design and Construction Manual for Growth Areas* (as amended), except where otherwise agreed to by the responsible authority.
- Pedestrian paths and shared paths are provided within new public open space areas, to the satisfaction of the responsible authority.
- Any public land that is created is appropriately landscaped and provided with the relevant facilities, to the satisfaction of the responsible authority.
- Areas of identified environmental and heritage significance are protected and managed (including during any construction phase) in accordance with a management plan approved by the responsible authority.
- Trees and other vegetation to be retained, as shown on the landscape concept plan forming part of the approved development plan, are incorporated into public open space and other public land, consistent with the objectives of this schedule and to the satisfaction of the responsible authority.
- A storm water management plan is prepared to the satisfaction of Melbourne Water and the responsible authority.
- Land required for drainage purposes must be transferred to the drainage authority or municipal council at no cost.
- Where it is proposed to have a subdivisional road intersect with a declared main road, the intersection must be designed, constructed and controlled to the satisfaction of VicRoads and the responsible authority. The cost of any such intersection works are to be at the full cost of the developer.
- Any permit issued allowing subdivision which creates an additional residential lot for Areas 2 and 3, as shown within the Amstel Concept Development Plan at Clause 4.0 of

this schedule, must include a condition that requires the owner of the land to enter into an agreement with the responsible authority under Section 173 of the *Planning and Environment Act 1987* in respect to this land to provide for the following:

- A payment to Casey City Council of \$900 per residential lot for community infrastructure;
- Payment to Casey City Council of \$9,466 (subject to annual indexation by applying the Building Price Index as published in the latest edition of Rawlinson's Australian Construction Handbook) per residential lot for funding towards public development infrastructure.
- In relation to that part of Area 1 shown as 'Future Development' on the Amstel Concept Development Plan at Clause 4.0 of this schedule:
  - Any permit must provide for the payment of a public open space contribution equivalent to 8 per cent of the site value of the land within the development plan area, as specified in this clause;
  - For the purposes of determining the public open space requirement, public open space does not include:
    - land required by, or vested in, Melbourne Water for drainage-related purposes
    - any encumbered land that forms part of land transferred to, or vested in, the municipal council that is otherwise intended for public open space purposes;
  - Where the amount of land shown as public open space on a proposed plan of subdivision is less than 8 per cent in respect of any particular stage of the development, then the shortfall in the public open space contribution must be made in cash as a percentage of the site value of the land comprising that stage, based on an agreed independent valuation prepared within three months of the release of the lots in that stage;
  - Where the amount of land shown as public open space in the approved development plan exceeds 8 per cent in respect of any particular stage of the development, such land must also be shown on a proposed plan of subdivision as a reserve for public open space and transferred to, or vested in, the municipal council, the developer/owner being entitled to be reimbursed or credited (at the owner's option) to the value of that excess land.
- Recommendations of the Section 53V Environmental Audit of Risk of Landfill Gas, EPA service order no. 8003972 (ERM, 2014), or recommendations contained within any subsequent update to the audit, will be implemented.
- In relation to Area 3, an environmental audit is undertaken by an appropriately qualified person in accordance with Part IXD of the *Environment Protection Act 1970* to determine the risk of landfill gas and the suitability of the land to be developed for residential purposes, including that the outcome of completed remediation works demonstrate that methane and carbon dioxide levels are below the Environmental Protection Authority's adopted criteria.
- In relation to Area 3, any recommendations of most recent environmental audit will be implemented.
- In relation to Areas 2 and 3, as designated on the Amstel Concept Development Plan at Clause 4.0:
  - A minimum of 20 per cent of the total area of Areas 2 and 3 (excluding the clubhouse expansion area but including both unencumbered and encumbered land) must be provided as public open space, including the provision of areas of unencumbered open space for formal and informal recreation;

- Public open space should be located generally in accordance with the areas shown on the Amstel Concept Development Plan, except as agreed by the responsible authority.
- Any other matters as required in the development plan.

### **3.0 Requirements for development plan**

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#### **The Development Plan must meet the following objectives:**

- To encourage a range of dwelling densities and housing types that meet existing and future housing needs that takes advantage of the key landscape feature of the site.
- To provide built form and landscape outcomes that provide an appropriate transition that complements the amenity of existing residential properties abutting the site.
- To facilitate a high quality landscape outcome over the entire site by incorporating existing trees of high or moderate 'retention value' (and trees of low 'retention value', where practicable) into areas of public open space and other public land, in addition to new plantings that integrate with the overall layout and design of the site.
- To provide a safe, efficient and convenient road network that achieves a high level of connectivity based around walking and cycling.
- To provide for an interconnected and accessible public open space network that incorporates natural and cultural heritage features, including existing trees, remnant vegetation, habitat values and important infrastructure such as stormwater management facilities.
- To provide well designed subdivision and development that incorporates high architectural standards, implements innovative Environmentally Sustainable Design features, and demonstrates best practice in environmental management.

### **3.1 Procedure for approving or amending the development plan**

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Prior to approval or amendment (other than a minor amendment), the development plan must be publicly displayed for at least 21 days. The responsible authority must take account of any public comments received in response to the display of the development plan.

### **3.2 Consistency with Amstel Concept Development Plan**

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The development plan must be generally in accordance with the Amstel Concept Development Plan contained at Clause 4.0 of this schedule, except as agreed by the responsible authority.

### **3.3 Components of the Development Plan**

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The development plan must be accompanied by, or include details, in text or diagrammatic form, or both, of the following, as appropriate:

- Identification of Areas 1, 2 and 3 consistent with the Amstel Concept Development Plan contained at Clause 4.0 of this schedule.
- An Aboriginal Cultural Heritage Management Plan, or a cultural heritage assessment of the site prepared by an appropriately qualified person.
- A Flora and Fauna assessment of the site by a suitably qualified person that identifies any areas of biodiversity conservation significance.

- A report that assesses the ‘retention value’ (high, moderate, low) of all trees on the site prepared by an appropriately qualified person(s). Such a report should be based on and include a detailed arboricultural assessment that considers, among other things, a tree’s health, condition and longevity, together with an assessment of its landscape significance that considers a tree’s amenity and aesthetic values.
- A landscape concept plan that shows, consistent with the Amstel Concept Development Plan at Clause 4.0:
  - the location of trees and any other vegetation proposed to be retained and removed, having regard to a tree’s ‘retention value’ and the objectives of this schedule;
  - water bodies and any other topographic features to be retained;
  - the location and layout of areas of public open space.
- Urban design principles and guidelines that identify:
  - The development objectives and outcomes that apply to each area;
  - The preferred neighbourhood character over the development plan area;
  - The key elements of the public realm, with particular emphasis on its safety, legibility and usability;
  - A diversity of lot sizes, residential types and density;
  - The relationship between areas supporting varied land use and development outcomes.
- An Urban Structure Plan that identifies:
  - The nominated land uses and development outcomes;
  - The delivery of a safe, efficient and functional road network and hierarchy;
  - How allotments have been designed to maximise solar access;
  - Connectivity and responsiveness to adjoining and surrounding land, including the use of active frontages in accordance with the Amstel Concept Development Plan at Clause 4.0 of this schedule.
- The interim and longer term land use and built form outcomes for the Amstel Golf Club clubhouse.
- The interface treatment between the existing Amstel Golf Club clubhouse and the residential subdivision and development.
- A traffic impact assessment report which includes, but is not limited to, details of anticipated traffic volumes, the proposed local road hierarchy and layout, connection to the external road network, and typical cross sections of internal roads indicating provision for pedestrians, tree planting, emergency access and car parking, and including traffic calming devices.
- The proposed methods to achieve bicycle priority at intersections of minor streets and connector roads with dedicated off-road bicycle, paths which must be achieved through strong and consistent visual and physical cues and supportive directional and associated road signs.
- The proposed methods to deal with the site boundary interfaces, including:
  - The presentation of the development to Cranbourne-Frankston Road;
  - The relationship between the development and the Amstel Golf Club clubhouse and car parking areas;
  - The presentation of any development to the major electricity easement adjoining the eastern boundary and the existing residential land adjoining the southern boundary.

- Details of the land use and development relationship along the interface of Areas 1 and 2.
- Provision of a 12-metre-wide tree reserve along the Cranbourne-Frankston Road frontage of the site, or as otherwise approved by the responsible authority.
- A drainage and servicing assessment indicating how all relevant flooding, drainage and water quality issues are to be addressed, to the satisfaction of Melbourne Water, South East Water and the responsible authority.
- Details of infrastructure which is to be provided as part of the development, including timing, standards and funding.

#### 4.0 Amstel Concept Development Plan

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