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SCHEDULE 19 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO19**.

CRANBOURNE NORTH SERVICE BUSINESS PRECINCT

1.0 Requirement before a permit is granted

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A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority to subdivide land to create a lot for an existing building, or to construct or carry out minor building or works.

2.0 Requirements for development plan

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2.1 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 exhibited for at least 14 days, but no longer than 28 days. The responsible authority must take into account any public comments received in response to the display of the development plan.

2.2 Components of the development plan

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A development plan must be generally in accordance with the Cranbourne North Development Contributions Plan as an Incorporated Document in the planning scheme.

The development plan must contain or make provision for the following to the satisfaction of the responsible authority:

- A vision and outcomes statement indicating principles and guidance for planning outcomes sought, including key planning, design and infrastructure components.
- Identification of how industrial and service business uses of land will be accommodated and facilitated within the precinct.
- Development staging.
- A mechanism for equalisation of public open space contributions that are required by Clause 52.01.
- Urban design principles and guidelines that identify:
 - The development principles that apply to each part of the precinct.
 - The location of active street frontages.
 - Key building locations and the general built form/massing.
 - The key elements of the public realm, with particular emphasis on its safety, legibility and usability.
 - A diversity of lot sizes.
- An Urban Structure Plan that identifies:
 - Preferable uses for each part of the precinct.
 - Key elements of public open space and transport and movement.

- A Transport and Movement Plan that identifies:
 - Public transport.
 - A road network and hierarchy.
 - Pedestrian and cycling networks which provide linkages to the public open space network within and adjoining the precinct.
 - A tree reserve along Thompsons Road, except where access to Thompsons Road or a service road is proposed. The minimum width of a tree reserve must be 12 metres, in accordance with the *Casey Arterial Roads Tree Strategy*.
- An Open Space Plan that identifies:
 - A public open space network which provides linkages to any neighbouring public open space.
 - A linear reserve along the southern boundary of the sports facility identified in the Cranbourne North Development Contributions Plan. The minimum width of the reserve must range from 12 metres to 6 metres (west to east).

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Requirements for permit application

Any planning permit application must be accompanied by, where appropriate:

- Details of the existing and proposed use and development of surrounding land and an assessment of interface issues with the subject land.
- An indicative Staging Plan.
- A diversity of lot sizes.
- An Infrastructure Plan describing how the application responds to the approved development plan and which addresses:
 - Staging and provision of infrastructure, including traffic works and the provision of telecommunication infrastructure including optical fibre.
 - Drainage and stormwater management
 - The timely provision of connector roads and/or any roads required to provide access to adjoining properties.
- A Traffic Impact Assessment Report to include:
 - An assessment of the compatibility of the proposal with the overall road hierarchy shown in the approved development plan.
 - The movement network showing the overall road hierarchy, local street network and proposed cross-sections for each street type.
 - The layout and treatment of all vehicle and pedestrian routes and access points to and from the land.
 - Indicative bus stop locations on the Local Bus Network and/or Principal Public Transport Network (PPTN), if applicable.
 - Traffic management and control works in adjoining and nearby roads when the development or any stage of the development is completed.
- A Geotechnical Report for the property located at 1545 Thompsons Road, Cranbourne North, confirming any works required to facilitate development of the land.
- A Landscape Concept Plan that shows:
 - Indicative design principles and a species palette.

- Treatment of interfaces with residential areas, open space and any adjoining roads.
- Any native vegetation to be retained within the public or private realm.

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Conditions and requirements for permits

Any permit and the plans endorsed under that permit must show or require the following to the satisfaction of the responsible authority, where appropriate:

General requirement

- A planning permit must include a condition or conditions which ensure that any requirements or conditions set out in the approved development plan are implemented as part of the planning permit or the plans endorsed under the permit.

Electricity infrastructure

- All existing above ground electricity powerlines must be removed and placed underground before the issue of a Statement of Compliance.
- The design of electricity and other related infrastructure for the development abutting or in proximity to Thompsons Road must provide for alternative electricity transmission through the new development so as to render the existing above ground assets along the roadway on the same side of the road as the development redundant and, subject to the relevant utility authority consenting, those assets must be removed as part of the development works for the relevant stage of the subdivision at no cost to the relevant utility authority or the City of Casey.

Public open space

- The land identified in the approved development plan as being required for public open space must be transferred to Council at no cost, unless one of the following exceptions apply:
 - Where the land identified in the approved development plan is less than the amount specified in Clause 52.01, the residual amount of contribution required must be provided to Council by way of monetary contribution of the land value.
 - Where the land identified in the approved development plan is more than the amount specified in Clause 52.01, Council will pay an amount equivalent to the additional land being provided by that property. Council will not pay an amount for land provided which is in excess of the land identified in the development plan.
- For the purposes of this clause, the equalisation of open space and Clause 52.01, public open space does not include:
 - Land required by, or vested in, Melbourne Water for drainage-related purposes.
 - Any encumbered land transferred to, or vested in, Council.