

17/10/2013  
C77**SCHEDULE 6 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO6**.

**McCLELLAND DRIVE, LANGWARRIN****1.0**19/01/2006  
VC37**Conditions and requirements for permits**

A permit granted must include the following conditions or requirements, as appropriate to the application:

- A plan must be endorsed as part of the permit showing:
  - The orientation and size of allotments including the ability of each lot containing existing native vegetation to accommodate a building envelope and a fire protection buffer, outside the building envelope, that maximise the retention of existing native vegetation.
  - The location and design of internal roads, external access and egress points with regard to safety, efficiency and minimising indigenous vegetation removal.
- Agreements under section 173 of the Act must be entered into providing for:
  - A separate rate under the Local Government Act to be applied to the protection and management of public open space and road reserves.
  - A contribution of \$1000 per lot created towards the protection and management of the Langwarrin Flora and Fauna Reserve and significant vegetation on the land.
  - A conservation covenant with the Trust for Nature to ensure the protection and management of the designated land whilst in private ownership.
  - A prohibition on the keeping of cats on the land.
  - The ultimate transfer of the designated land into public ownership to the satisfaction of the responsible authority.

**2.0**19/01/2006  
VC37**Requirements for development plan**

The development plan must include:

**Subdivision Concept Plan**

- A Subdivision Concept Plan showing or addressing the following:
  - An assessment of the effect of the proposed development on the landscape and environmental values of the land. The layout of lots and the provision for buildings, works and roads must be designed to maximise the retention of existing native vegetation.
  - The lot layout.
  - For each allotment containing native vegetation, the delineation of building envelopes and fire protection buffers, outside the building envelopes, that maximise the retention of existing native vegetation.
  - The road layout pattern.
  - Proposed external vehicular access and egress points to the land to the requirements of VicRoads.

- The location of roads and, where appropriate, provision of expanded road reserves to maximise the retention of existing native vegetation.
- Provision for road widening to McClelland Drive.
- Provision for the protection of existing native vegetation on the land with emphasis on enhancing open space networks and flora and fauna corridors.
- The design and layout of lots and siting of roads, buildings and works that maximise the protection of existing native vegetation in the areas to be retained as identified in Figure 3, ERM Flora and Fauna Investigation, May 1999.
- The location of open space reserves.
- The location of public access paths.
- Provision of infrastructure services which minimise environmental impact.
- The relationship of the land and its development to uses on adjoining land.
- The staging of the subdivision, options for re-subdivision and anticipated timing of development.

### **Management Plan**

- A Management Plan for areas of open space and road reserves containing existing native vegetation to ensure their continued protection, enhancement and maintenance to the requirements of the Department of Natural Resources and Environment. The plan must include separate management strategies for public open space, expanded road reserves and specified private open space, and must address the following, as appropriate:
  - The location of all existing native vegetation.
  - The identification of significant fauna habitat.
  - The means of retention and protection of flora, fauna and fauna habitat.
  - The rehabilitation of areas identified.
  - The monitoring and eradication of weeds.
  - The prevention of the introduction of exotic plant species.
  - Specific management strategies for threatened flora and fauna.
  - Feral animal control.
  - Bush fire prevention.
  - Road safety management to minimise the potential road kill hazard for fauna.
  - Environmental education for the public and residents.

### **Traffic Management Plan**

- A Traffic Management Plan addressing vehicle access and traffic movements and the impact on the existing road network.

The development plan of the site must be generally in accordance with the McClelland Drive, Langwarrin Conceptual Development Plan, May 1999.