

03/03/2016
C162

SCHEDULE 19 TO THE DEVELOPMENT PLAN OVERLAY

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

SOUTHDOWN STREET REDEVELOPMENT AREA

1.0

03/03/2016
C162

Requirement before a permit is granted

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

- subdividing land into two allotments or re-subdividing existing allotments so as to not increase the number of lots;
- a single dwelling on a lot; or
- any buildings and works associated with the ongoing maintenance or operation of the subject site.

2.0

03/03/2016
C162

Conditions and requirements for permits

An application for planning permit must include a stormwater management plan detailing how stormwater will be collected and treated within the development. The plan must be prepared in accordance with the Infrastructure Design Manual and consider ongoing maintenance of the stormwater management measures.

An application for planning permit must include an assessment against the relevant Development Plan.

Conditions, as appropriate, must be included on any planning permit issued to subdivide or develop land with regard to recommendations made by the assessments and specialist reports submitted in support of the Development Plan.

3.0

03/03/2016
C162

Requirements for development plan

The Development Plan may be amended to the satisfaction of the responsible authority.

The Development Plan must demonstrate, as appropriate:

- General consistency with the Southdown Street Redevelopment Area Concept Plan.
- General consistency with the Shepparton North Framework Plan within Clause 21.04 Settlement.
- The proposed subdivision layout of the proposed development of the land, including roads, lot size, areas of open space, drainage retention areas, and any staging of the development.
- The relationship of the land to the adjoining land and treatment(s) at the interface with existing and future land uses, particularly those with potential amenity impacts.
- The shared pathway network, including opportunities to link paths to any networks on abutting land, and any public transport services.
- The layout of major areas of public open space and the type of facilities, if any, to be provided for users of the open space.
- The location of any significant environmental, cultural heritage and/or ecological features including fauna, flora and remnant vegetation.
- Stormwater management methods, including the location of any on-site drainage retention facilities.

- Arrangements for the provision of all physical infrastructure to the land including temporary and permanent vehicle access arrangements.

The Development Plan must include, where required by the responsible authority:

- An environmental assessment of the land, involving a flora and fauna survey, which, among other things, identifies the health and habitat value of all native vegetation.
- A preliminary survey of the area for aboriginal archaeological sites and preliminary cultural heritage assessment to determine whether a Cultural Heritage Management Plan is required pursuant to the *Aboriginal Heritage Act 2006*.
- A preliminary soil assessment demonstrating the extent of any contaminated soils that may exist on the subject land and, if detected, a more detailed assessment outlining the location of the contaminated soil, the type of contaminants detected, and the strategies required to be undertaken to decontaminate the affected areas in accordance with the Minister's Direction No. 1 – Potentially Contaminated Land.
- A land capability assessment, unless the development will be connected to a reticulated sewerage network.
- A landscape and open space master plan outlining street tree plantings, areas of open space, stormwater management areas and areas of water sensitive urban design.
- Indicative design guidelines that identify:
 - How the current industrial uses will be phased-out.
 - How land use conflicts between the current industrial uses and proposed sensitive uses will be managed and/or mitigated.
 - Any noise attenuation measures that may be required during the transition period between the current industrial uses and proposed uses.
- A traffic impact assessment and management plan that identifies:
 - Appropriate access and circulation of vehicles on the existing and future road network, which minimises culs-de-sac.
 - The identification of existing and proposed public transport routes, bus stops and associated infrastructure with appropriately dimensioned roads.
 - The identification of existing and proposed pedestrian and cycling networks including provision for safe and convenient access to public transport infrastructure.
 - The works necessary to accommodate traffic generated by the development and to mitigate any adverse impacts of the development.
 - The trigger points for any additional traffic infrastructure such as upgrades to existing intersections; including, but not limited to, the intersections of Hawkins Street and the Goulburn Valley Highway, Ford Road and the Goulburn Valley Highway, Hawkins Street and Southdown Street, and Ford Road and Southdown Street.
- An infrastructure plan approved by the responsible authority, which identifies the anticipated staging and timing of the provision of infrastructure. The infrastructure plan should address, as appropriate:
 - The provision, staging and timing of stormwater drainage works.
 - The provision, staging and timing of roadworks (including bus stops and associated works), both internal and external in accordance with the approved traffic management plan.
 - The provision, staging and timing of landscaping works for local parks, stormwater drainage reserves and regional landscaping works.

- The securing of the infrastructure and utility services as may be necessary by way of an agreement pursuant to Section 173 of the *Planning and Environment Act 1987*. The cost of preparing this Section 173 Agreement is to be borne by the developer.
- Identification of any agency or person responsible for provision of particular items of infrastructure.
- Any other infrastructure related matter reasonably requested by the responsible authority associated with the subdivision of land.

Before approving the Development Plan, the responsible authority must consider the following, and may include conditions where appropriate:

- The environmental, ecological, landscape, archaeological, cultural heritage, and historical values and features of the site.
- The comments and any requirements of Goulburn-Murray Water, and in particular any matters relevant to its policy regarding acceptance of urban water to Goulburn-Murray Water drains.
- The comments and requirements of the roads corporation.
- The need for any agreement to be made pursuant to the provisions of Section 173 of the *Planning and Environment Act 1987* with respect to matters arising from the proposed use and development.
- Any requirements and/or views of the responsible authority and referral authorities regarding urban design and landscaping, traffic works, stormwater disposal, engineering works, environmental protections and enhancement, sewerage, drainage or flood mitigation works required to properly service the proposed use and development of the land.

Southdown Street Redevelopment Area Concept Plan

