

19/01/2006
VC37

SCHEDULE 13 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO13

Reservoir Road Development Plan (Volume 4356, folio 123)

1.0

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Requirement before a permit is granted

Where no Development Plan has been approved, the Responsible Authority may grant a permit to construct a building or to construct or carry out works, provided it is satisfied that the buildings or works will not prejudice the preparation of the Development Plan.

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Requirements and conditions for development plan

The Development Plan may consist of plans or other documents and may, with the agreement of the Responsible Authority, be prepared and implemented in stages. The Development Plan must show and include:

- A site analysis plan.
- The proposed use and development of each part of the land, and details of the relationship of the land to existing or proposed use and development on surrounding land.
- The proposed subdivision layout for the development, including details of lot mix, orientation and any areas proposed for medium density development.
- The proposed road layout pattern, including all vehicular access points to the land. The development plan should also include details for the construction of Phillip Drive, and associated intersection treatments.
- Details of any proposed public open space. The siting and layout of the public open space should be planned, where possible, in response to the location of any significant remnant vegetation on the site.
- Details of the treatment of the proposed interface between the development and the adjacent Aboriginal Earth Ring.
- Design Guidelines showing building envelopes and the details of building envelopes on sites affected by slope and native vegetation.
- A servicing report for the new lots for the connection to all reticulated services.

Section 173 Agreement

Prior to the commencement of any development the owner of the land must enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987 to provide for:

- A contribution for the construction of Phillip Drive and associated intersection treatments. No additional development contributions will apply.

Native Vegetation and Fauna

A flora and fauna assessment of the subject site, including a tree survey and report, shall be submitted to the Responsible Authority, assessing the quality and significance of the flora and fauna on the site and retention values of any remnant vegetation. The report should include details on how the development will comply with the objective of achieving a net gain in native vegetation, as expressed in the SPPF, and should be consistent with the

requirements of Victoria's Native Vegetation Management – A Framework For Action, including the preparation of a habitat hectare assessment.

Environmental Report

An Environmental desktop study shall be submitted to the Responsible Authority to assess any potential soil contamination affecting the site.

Cultural Heritage Study

A Cultural Heritage Study to assess the cultural significance of the adjoining Aboriginal Earth Ring and to provide appropriate guidelines and recommendations in relation to enhancing the setting and context of the site of the ring and the subject site shall be submitted to the Responsible Authority.

Traffic Management Report

A Traffic Management Report including an assessment of the proposed road layout and the expected traffic impacts associated with the development is to be provided to the satisfaction of the Responsible Authority.

Slope and Land Hazard Assessment

A geotechnical assessment of any slope or soil/land hazards associated with the development of the land must be prepared, to the satisfaction of the Responsible Authority.