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SCHEDULE 14 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO14**

COOPER STREET, CAMPBELLFIELD

The development plan provides criteria for future development of the land known as the Huitt property on the south side of Cooper Street in an area between Rex Road and the Cooper Street Grasslands. The plan is intended to ensure that the development of the site is responsive to the site and its surrounds, especially the Cooper Street Grasslands.

1.0 Requirement before a permit is granted

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Before deciding on any application the responsible authority must consider:

- The purposes of the zone.
- The approved Development Plan.

2.0 **Conditions** and requirements for permits

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Prior to the commencement of any development on this site, the Department of Sustainability and Environment (DSE) will access the site to organise for the salvage and translocation of flora and fauna that is considered to be of value. This exercise will be conducted at no expense to the landowner and will not impede the development of the site.

3.0 Requirements for development plan

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The Development Plan (and any accompanying reports) must be prepared to the satisfaction of the Responsible Authority and must include:

- A Site Analysis, prepared to the satisfaction of the Responsible Authority, including considerations of:
  - Topography and other natural features.
  - Significant trees.
  - Views to and from the land including the identification of any landmarks.
  - The environmental features, use and development of surrounding land.
  - Vehicle access to and within the site.
  - Stormwater.
- A plan of the overall development of the site. This plan must show:
  - A proposed lot and road layout pattern.

- The proposed development and use of each part of the land.
- How the layout pattern and proposed development respond to the Site Analysis.
- A dedicated Estate entrance located to the satisfaction of VicRoads and the Responsible Authority.
- The existing stand of Red Gums near Cooper Street to be retained where possible.
- Access and means of internal circulation. It is expected that this will incorporate a service lane abutting Cooper Street to the satisfaction of VicRoads and the Responsible Authority, and a road along the eastern boundary of the land adjacent to the Cooper Street Grasslands to the satisfaction of Parks Victoria and the Responsible Authority.
- Provision for drainage and services.

The plan need not show public open space given that public open space contributions have previously been made in respect of this land.

- A traffic plan and report including consideration of traffic management and traffic control works in Cooper Street, proposed development on the land and surrounding development and use. It is expected that this is likely to incorporate a signalised intersection for the site at Cooper Street.
- A Landscape Concept Plan for the site that:
  - Identifies all trees to be retained or removed, including the retention of Red Gums and all trees within 5m of the boundaries of the land where possible.
  - Identifies perimeter fence specifications. It is expected that this will incorporate a rural-type fence along the eastern boundary of the land adjacent to the Cooper Street Grasslands.
  - Identifies any management requirements for the retention of significant trees during construction.

4.0 Decision guidelines

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In assessing a Development Plan or an amendment to a Development Plan, the responsible authority should consider the:

- Purposes of the zone and any other relevant provisions of the planning scheme.
- Findings of the Site Analysis.
- How the Development Plan responds to the features of the site including stormwater, natural features and views to natural landmarks including the Cooper Street Grasslands.
- Movement network both internal and external to the site.
- Interface of the site with adjoining development and uses.
- Views of VicRoads.
- Views of Parks Victoria.