

19/01/2006
VC37

SCHEDULE 7 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO7

LOT 10 HENDERSON ROAD, ROWVILLE

1.0
19/01/2006
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Conditions and requirements for permits

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

- An agreement must be entered into between the owner of the land and the responsible authority under Section 173 of the Planning and Environment Act 1987 regarding the provision of public access to the connection of Henderson Road between Kelletts Road and the existing section of Henderson Road to the east of the property.
- Any requirement of an Environmental Management Plan must be met within an agreed timeframe.
- Infrastructure must be provided to the satisfaction of the responsible authority.

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Requirements for development plan

The development plan must include or comprise:

Staging

- Details of proposed staging and anticipated timing of development.
- Details of the extent of the land to be covered by the development plan.

Lot size and layout

- An indicative lot layout for the site showing:
 - The size and dimensions of lots, with lot frontages facing Corhanwarrabul Creek where appropriate.
 - A minimum 20 metre vegetated buffer distance between Corhanwarrabul Creek and the boundary of development.
 - The location of vehicle crossings.
- An explanatory statement describing the demand for the range of lots provided.

Road and pedestrian network

- An indicative Road and Pedestrian Network Plan showing:
 - The location and dimensions of the Henderson Road extension, that considers existing and future traffic needs.
 - The location of any road access points from other proposed or existing roads.
 - Provision of adequate pedestrian paths.

- Accommodation for potential public transport routes and stops on the Henderson Road extension.

Environmental management

- An Environmental Management Plan prepared in consultation with and to the requirements of Melbourne Water. The Environmental Management Plan must include:
 - Waste minimisation and disposal provisions to ensure that solid waste production during all stages of development – including litter – is minimised, securely contained and disposed of, on and off-site in a responsible manner.
 - Habitat management and landscape provisions to ensure that:
 - Disturbance to native flora is minimised and any lost flora habitat is replaced.
 - There is no access to riparian zones during works, no reduction or disturbance of riparian zones and important riparian zones are integrated into an overall landscape strategy for the site to the benefit of the wider community (advice should be sought from Council or Melbourne Water in relation to desirable vegetation species to be included within the landscape strategy).
 - Platypus habitat is protected and enhanced where appropriate.
 - Appropriate consistent landscaping is carried out in identified areas of environmental significance.
 - Soil erosion and sediment control provisions to protect Corhanwarrabul Creek and aquatic communities from erosion product and sediment transport by minimising erosion of lands during works.
 - Hydraulics and hydrology provisions to:
 - Protect and improve the floodplain, water quality and habitat value of Corhanwarrabul Creek (measures used should include the installation of a perimeter fence to protect the waterway prior to the commencement of works).
 - Maintain and protect the floodway value of Corhanwarrabul Creek.
 - Reduce the impacts of stream power increases upon Corhanwarrabul Creek.