

05/07/2018
C163**SCHEDULE 14 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO14**.**INCLUSIONARY HOUSING PILOT – 40 MOUNT VIEW ROAD, BORONIA****1.0 Requirement before a permit is granted**05/07/2018
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A permit may be granted before a development plan has been approved provided the responsible authority is satisfied that it will not prejudice the future use and development of the land.

2.0 Conditions and requirements for permits05/07/2018
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The following conditions and/or requirements apply to permits:

- Permits must include a condition to establish tree protection zones for trees to be retained.

3.0 Requirements for development plan05/07/2018
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A development plan must include the following requirements to the satisfaction of the responsible authority:

- The key attributes of the land, its context, the surrounding area and its relationship with existing and proposed uses on adjoining land.
- Concept plans for the layout of the site which show:
 - Designation of the habitat zones identified in Figure 1 as areas that must be retained, protected and managed for conservation.
 - Developable area limited to parts of the land beyond the habitat zones and scattered trees.
 - Firebreaks as appropriate between habitat zones and development.
 - Proposed lot and road layout, new building orientation and location, public roads, vehicle access locations, and pedestrian and bike paths.
 - A street network which improves the connectivity within the neighbourhood.
 - Proposed earthworks and levels for future development.
 - A mix of dwelling sizes to provide for a diversity of housing.
 - The protection of the scattered trees identified in Figure 1.
 - Tree protection zones and appropriate integration of significant native vegetation with the future development.
 - Stormwater and drainage management treatments including any water sensitive design, or integrated water management elements.
 - Any public open space contribution provided within the developable area and not to within any habitat zone.
 - Recognition of the ANZAC memorial and retention as appropriate.
 - How the layout pattern and proposed development responds to the site analysis and treats residential interfaces;
- A traffic management report prepared by a suitably qualified person(s), which identifies, as relevant:
 - The capacity of surrounding roads and intersections and impacts of additional access points into the site.
 - Roads, pedestrian, cyclist and vehicle access locations.

- Any traffic management measures.
- Integrated pedestrian and bicycle path network, incorporated into the system that:
 - Provides clear linkages within the land and connections to the surrounding community and other local destinations, including public transport.
 - Provides for community safety.
- A native vegetation management plan to identify how native vegetation will be protected onsite, including but not limited to, tree protection zones, protection works during construction, rubbish removal, management of high-threat weeds
- An environmental management plan prepared by a suitably qualified person(s) which ensures that all necessary measures are identified and implemented in order to protect the environment and comply with environmental legislation.
- A management plan confirming how the habitat zones will be managed.
- An arboricultural assessment of all vegetation on the land, including advice on the long-term health and the retention value of such vegetation, and identify Tree Protection Zones for trees to be retained in accordance with Australian Standard AS 4970-2009 'Protection of Trees on Building Sites'.

The development plan for any part of the development area or for any stage of development may be amended from time to time to the satisfaction of the responsible authority.

The responsible authority may waive the need to provide any of the information detailed above that is not relevant to a particular development plan or part of a development plan.

Figure 1 – Plan showing all habitat zones, and identifying all habitat zones and scattered trees identified by Brett Lane to be retained.

