

09/08/2012
C66**SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO3**.

ONTARIO-FLORA DEVELOPMENT AREA**1.0**09/08/2012
C66**Requirement before a permit is granted**

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority to construct a building or construct or carry out works for:

- An alteration or extension to an existing dwelling.

2.009/08/2012
C66**Requirements for development plan**

The development plan must achieve the following to the satisfaction of the responsible authority:

- Ensure that development of the land is undertaken in a manner, layout and intensity consistent with the preferred future character of the area.
- Provide consolidated residential development to be accommodated close to public open space and the Mildura Golf Course and ensure this development is of a high quality, energy efficient and responds positively towards the park or golf course edges.
- Ensure that appropriate interfaces are maintained with public open space.
- Ensure integration of development between adjoining land parcels and with the movement network of the surrounding area.
- Facilitate subdivision of the land in an environmentally sensitive manner and the construction of buildings to meet high standards of ecologically sustainable development (ESD).
- Ensure that appropriate drainage and sewerage services are provided to avoid detriment to the water quality or associated ecosystems of Lake Ranfurly or the Murray River.
- Ensure that excellent pedestrian and cycle linkages are provided.

The development plan must be generally consistent with the *Ontario-Flora Land Use Vision and Urban Design Framework, July 2010* and must include the following, to the satisfaction of the responsible authority:

- Proposed cut and fill and any other associated earthworks, which must be accompanied by an assessment by a suitably qualified expert of the off-site impacts of the proposed works on flooding and drainage. This information must be provided for all parcels of land within the development plan area to ensure a comprehensive assessment of the proposed works and their wider impacts. The requirements of the Mallee Catchment Management Authority must be met, including the following:
 - Land must be filled to the 1% flood level;
 - All access roads must be filled to the 1% flood level; and
 - All dwellings must be set at least 300 millimetres above the 1% flood level.
- Details of proposed drainage management that addresses underground and overland flows, on-site drainage detention, water quality, nutrient control, water sensitive urban design, in particular consideration of the establishment of a wetland buffer in the northern corner of Lake Ranfurly, or other options including recycling where appropriate. If required a drainage basin should be detailed on the development plan. The public open space contribution required under section 18 of the *Subdivision Act*

1988 should be received before the development plan is prepared to assist in the development of the wetland.

- All servicing, including water, sewerage, gas and electricity.
- The stages in which the land is to be subdivided and developed.
- A flora and fauna assessment by a suitably qualified professional.
- A traffic management assessment, report and details of proposed traffic management by a suitably qualified traffic engineer, which must address the following matters:
 - An assessment of the expected traffic impacts associated with the subdivision and development;
 - Design details of any proposed traffic management measures (eg. intersection treatments), which must be to the satisfaction of the responsible authority and, where relevant, VicRoads;
 - Proposed vehicle access, including a clearly distinguishable road hierarchy (with differences in road function reflected in the road width, design layout and road reserve treatments), rationalisation of vehicle access points to Flora Avenue, the partial construction of Fourteenth Street and internal road layouts generally consistent with the *Ontario-Flora Land Use Vision and Urban Design Framework, July 2010*;
 - Establishment of a partial road link along the north-western golf course boundary to establish a frontage towards the golf course and provide a spatial buffer from course hitting zones;
 - The establishment of a street network that allows future connections with adjoining lots to form a cohesive and well connected neighbourhood; and
 - A bicycle and pedestrian path network which complements the internal and external road network, provides appropriate linkages within and external to the site, and provides an attractive and safe pedestrian environment.
- A landscape concept for road reserves, public open space and other public areas prepared by a suitably qualified landscape architect, including the following:
 - Details of landscape design principles for the precinct;
 - Establishment of a themed avenue of indigenous plantings along new streets, with a minimum of two (2) canopy tree plantings provided with each detached dwelling, and commensurate appropriate tree planting provided for multi-unit and other types of development;
 - The establishment of a wetland having regard to the Lake Ranfurly wetlands and the integration of the wetlands with streetscape improvements;
 - Indicative canopy planting, comprising indigenous species and accompanied by understorey planting, where appropriate; and
 - A management plan for the maintenance of the landscaping.
- A requirement that the subdivision design response will address energy efficiency and solar orientation of lots and consider additional sustainability initiatives such as communal energy generation or water recycling opportunities, to the satisfaction of the responsible authority.
- A requirement to use a single style of street lighting that utilises energy efficient technology (such as solar power and energy efficient globes), subject to approval by any relevant agency and to the satisfaction of the responsible authority.
- Designation of building envelopes for buildings should provide the following as appropriate:

- A minimum building setback of 26 metres from the Mildura Golf Course boundary, or an alternative setback which takes account of any further risk assessment undertaken with respect to stray golf balls;
 - Car parking and garages positioned behind the main building line;
 - All buildings set back at least 6 metres from the street frontage to allow for canopy vegetation within front gardens; and
 - Medium density residential development sites located adjacent to park edges, providing increased densities along the edges of open space.
- A requirement that new developments within this precinct will aspire to high sustainability standards and incorporate water sensitive urban design in recognition of their proximity to important environmental assets, to the satisfaction of the responsible authority.
 - A requirement that any additional design guidelines that are developed for this precinct should ensure that buildings materials are consistent with surrounding residential stock and the approved *Fairways Mildura Design Guidelines, Version 2 (March 2012)* and that building design addresses cross ventilation, thermal massing of materials and the proposed type of heating and cooling devices.