SCHEDULE 2 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO2.

WANDONG DRY CREEK ROAD

1.0

Objectives

None specified.

2.0

Requirement before a permit is granted

A permit may be granted to use or to subdivide land, construct a building or to construct or carry out works before a development plan has been prepared to the satisfaction of the Responsible Authority.

3.0

Conditions and requirements for permits

None specified.

4.0

Requirements for development plan

A development plan must include the following requirements:

Generally in accordance with the Wandong-Heathcote Junction Structure Plan, August 2016 and Map 1 including:

- Response to topography, high points, key views and vistas.
- The development and use of each part of the land.
- The local street road layout.
- The location of community infrastructure and trunk services to the land.
- Surrounding land uses and interfaces.
- Subdivision layout including building envelopes or exclusion areas, and effluent disposal envelopes, if appropriate.

The Development Plan must be accompanied by, and demonstrate consistency with, the following:

Planning Assessment and Design Response Report

- A Planning Assessment Report which provides:
  - Analysis of how the proposed Development Plan satisfies the Precinct I Design Guidelines of Section 4 of the Wandong-Heathcote Junction Structure Plan, August 2016.
  - A site analysis and design response plan including a written explanation that responds to the supporting information requirements.

Traffic Impact Assessment Report

- A Traffic Impact Assessment report which reviews projected internal and as required external traffic and movement network impacts to the satisfaction of the responsible authority and identifies costs for developer contributions where the impact is deemed outside the developable area. The following must be considered within the assessment report:
  - The distribution, hierarchy and characteristics of vehicular and pedestrian circulation networks.
  - The ability to achieve safe access to the surrounding road network.
Flora and Fauna Assessment and Response

- A Flora and Fauna Assessment and where necessary an Arboriculture Assessment, which identifies existing vegetation (including native grasses), fauna and natural drainage lines required to be protected and enhanced in the subdivision design. The assessment must include appropriate management recommendations in accordance with Victoria’s Guidelines for the removal, destruction or lopping of native vegetation (DELWP, 2017).

Servicing and Drainage Strategy

- A Civil Infrastructure and Drainage Report that addresses the capacity of infrastructure to service the development (including drainage and sewerage), the treatment and retardation of stormwater and responds to the principles of water sensitive urban design and environmental functions of waterways. The report should have regard to the policies and guidelines of servicing authorities.

Heritage Survey

- A preliminary desktop Heritage Study which considers both aboriginal archaeological sites and post-contact heritage assessment and whether a cultural heritage management plan is required pursuant to the Aboriginal Heritage Act 2006 is required.

Infrastructure Delivery Strategy

- An Infrastructure Delivery Strategy which identifies the anticipated staging and timing of the provision of infrastructure on and off the subject site. The infrastructure plan should address as appropriate:
  - The provision, staging and timing of stormwater drainage and flood management works.
  - The provision, staging and timing of internal and external roadworks.
  - Any other infrastructure related matter reasonably requested by the responsible authority associated with the subdivision of the land.
Map 1 to Schedule 2 to Clause 43.04: Wandong Dry Creek Road Rural Living