

19/05/2016
C108**SCHEDULE 15 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO15**.

Watson Street South, Wallan

This schedule aims to ensure the coordinated development of two residential infill locations within the Wallan Township. Each infill location is south of Watson Street and connects to existing residential neighbourhoods.

The western infill area is bound by Windham Street (west) and Duke Street (south) and existing development to the north and east. The eastern infill area adjoins the Hume Freeway reservation and is accessed from McCarthy Court and Butler Court.

1.019/05/2016
C108**Requirement before a permit is granted**

The responsible authority may grant a permit to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority, provided that the responsible authority is satisfied that the proposal will not prejudice the future use or development of other land within the relevant infill area or reduce the opportunities for a coordinated and master planned development outcome.

2.019/05/2016
C108**Conditions and requirements for permits**

A permit must contain conditions or requirements which give effect to the provisions and requirements of the approved development plan.

If not already resolved via a suitable form of agreement, a permit must contain requirements which implement the offsite (external) developer contribution obligations, as identified within the required traffic impact assessment report, pedestrian walkway and cycle path plan and community infrastructure and open space needs assessment.

3.019/05/2016
C108**Requirements for development plan**

Any development plan must (unless otherwise agreed with the responsible authority) relate to the entire relevant residential infill area, being either the eastern or western infill area. Development plans may be prepared separately for the eastern (accessed from Eden Place) and western (accessed from McCarthy Court/Kirribilli Crescent) infill areas. Any development plan must not unduly constrain the future development of remaining undeveloped lots and must demonstrate that undeveloped lots can achieve a coordinated development outcome.

A development plan must show and include, as appropriate, the following to the satisfaction of the responsible authority:

- The development and use of each part of the land.
- Proposed subdivision layout demonstrating a diversity of residential lot sizes.
- The staging of development.
- Multiple vehicle entry and exit points to facilitate connectivity and linkages as well as safety in the event of fires, accidents or other unforeseen emergencies.
- A traffic impact assessment report which reviews internal and external traffic and movement network impacts, prepared in consultation with VicRoads and to the satisfaction of the responsible authority, and identifies costs for developer contributions

where the impact is 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 impact of additional development on the intersection of Watson Street and McCarthy Court and appropriately apportioned developer contributions for any required upgrade works to this intersection.
- The need to construct Duke Street adjoining the western infill area and the appropriately apportioned developer contributions for its construction.
- The suitable location for any future public bus route.
- Any development plan for the eastern infill area must include a noise attenuation report prepared by a suitably qualified acoustic consultant to the satisfaction of VicRoads. The report must provide recommendations for noise attenuation treatment necessary to protect noise sensitive uses from traffic noise from the Hume Freeway road reserve in accordance with relevant VicRoads' Noise Policy.
- A pedestrian walkway and cycle path plan which identifies:
 - The interfaces with and proposed connections to existing pathways (cycle and pedestrian) within the surrounding street network.
 - Contiguous pedestrian and cycle connectivity between the development area and the Wallan activity centre and Hadfield Park.
 - The provision of developer contributions for footpath construction within Eden Place, McCarthy Court and Butler Court.
- An assessment of the community infrastructure and open space needs generated by any subdivision or development of the land. The assessment must identify the costs for developer contributions and appropriate apportionment for the provision of community infrastructure and passive and active open space.
- An assessment consistent with the requirements of the *Permitted clearing of native vegetation: biodiversity assessment guidelines* (Department of Environment and Primary Industries, September 2013).
- A landscape plan which identifies the following:
 - The landscape treatments for any public reserve, including reserves for the purpose of draining, public open space and carriageway/road.
 - The proposed species and plant spacing of street trees, this must include consideration of existing street tree planting patterns and species within the surrounding area.
- 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.

4.0

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Decision Guidelines

Before deciding on an application for a permit or a request to approve a development plan or a request to amend an approved development plan, the responsible authority must consider, as appropriate:

- How the development plan has addressed the Key Directions and Strategies of the *Wallan Structure Plan, December 2015*.

- How the development plan provides for a coordinated development outcome for the entire relevant residential infill area.
- In the case of a proposal that is lodged prior to a development plan being approved, that the proposal will not prejudice a coordinated development outcome for the entire residential infill area (either eastern or western portions).
- The views of Yarra Valley Water, VicRoads, Melbourne Water, Country Fire Authority and other relevant State Government departments/authorities, as determined by the responsible authority.
- Impact of the development on the external road network and (including but not limited to works identified in the transport impact assessment report) and any related developer contributions.
- Arrangements for the provision and contribution for any necessary physical and social infrastructure as a result of development.