

27/02/2014
C170**SCHEDULE 31 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO31**.

100 GORGE ROAD, SOUTH MORANG**1.0**27/02/2014
C170**Requirement before a permit is granted**

The Responsible Authority may grant a permit for subdivision, use or development prior to approval of the development plan provided that the Responsible Authority is satisfied that the subdivision, use or development will not prejudice the future use or development of the land.

2.027/02/2014
C170**Requirements for development plan**

The Development Plan must be prepared to the satisfaction of the Responsible Authority and must include the following elements.

- A Site plan and contextual analysis that identifies key attributes and constraints of the land and its context, including topographical, landscape features and any other relevant elements.
- A concept plan of the subdivision, which includes:
 - land uses, including sites for medium density residential development and open space.
 - the road layout, including cross-sectional details.
 - the proposed lot density.
 - the surrounding context.
- A statement specifying the preferred built form outcome for the site including:
 - Provision of unique and high quality medium density housing that maximises views across the Plenty Gorge Park and is suited to the topographical characteristics of the site.
 - Provision of safe high quality landscape and street networks supporting pedestrians, cyclists and vehicles.
 - Provision of a design response that minimises the need to alter the natural topography of the site through the use of built form and subdivision design techniques.
 - Provision of a design response that maximises opportunities for integration of rooftop living and landscape areas.
 - Orientation of buildings for maximum passive solar benefits and energy efficient building operation.
 - Make use of high quality non-reflective material that is in keeping with the surrounding natural landscape.
- Conceptual drawings demonstrating how development of the subject land will address and take advantage of views available from the ridgeline running through the subject land. These drawings should present possible built form outcomes for this part of the subject land.
- Indicative staging for development.

- A plan showing the proposed road network including connections to the existing surrounding road network. Internal roads of the subdivision should not provide an access route from Corymbria Grove or Bushmans Way through to Gorge Road.
- Access to any possible subdivision to the south of the transmission easement must be from the north, unless otherwise agreed by the Roads Corporation. Any access point across the transmission easement is subject to the approval of SP Ausnet. If a subdivision is to occur, it is a requirement that the existing local road access onto Gorge Road is removed.
- The location of emergency vehicle access into the Plenty Gorge Park and along its boundary.
- An assessment demonstrating how the proposed layout addresses the bushfire risk presented by adjacent land, including the Plenty Gorge Park. The design response should ensure an interface treatment with the park that appropriately separates dwellings from the fire hazard, consistent with AS3959-2009 Building in bushfire prone areas (Standards Australia) and having regard to the prospect that some or all of any buffer that is required may be provided within the Plenty Gorge Park if appropriate. The Responsible Authority should consider the views of the relevant fire authority in assessing whether this requirement has been met.
- If the triangular area south of the transmission easement is not further subdivided, the existing access from Gorge Road can continue to be used for access to the existing dwelling.
- Where possible provision should be made for an appropriate local road interface to open space and the high powered transmission line easement.
- A concept plan for the landscaping of the high powered transmission line easement traversing the subject land.
- A plan showing the key pedestrian and bicycle links both within the site and linking to the existing network external to the site including the Plenty Gorge Park.
- A flora and fauna assessment.
- Retention of River Red Gum trees identified on the subject land and a tree protection strategy (if required).
- An assessment of any native vegetation to be removed to facilitate development of the subject land, having regard to *Permitted Clearing of native vegetation: biodiversity assessment guidelines (Department of Environment and Primary Industries, September 2013)*.
- A report addressing existing engineering services available to the subject land (including stormwater) and any development opportunities or constraints that they present for future development.
- A requirement for preparation of a Section 173 Agreement requiring payment of development contributions in accordance with the *South Morang Local Structure Plan Infrastructure Funding Policy (1995)* as it applies to the Eastern Precinct of the South Morang Local Structure Plan before a statement of compliance is issued for any stage of subdivision of the Site.
- A site assessment in accordance with the *General Practice Note: Potentially Contaminated Land (June 2005)*. This should include a preliminary site history (including current and previous uses and activities) by a suitable qualified person.
- A report addressing traffic management and general road design.
- As appropriate, consistency with the *South Morang Local Structure Plan (1995)*.