

19/01/2006
VC37

SCHEDULE 8 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO8**

LINCOLN HEATH

1.0

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Requirements before a permit is granted

Except with the consent of the responsible authority, a Development Plan is required for each development cell as identified in the relevant Concept Plan. Where no Concept Plan exists a Development Plan is required for each development site.

Any Development Plan prepared under the provisions of this overlay must be prepared to the satisfaction of the Responsible Authority.

A Development Plan must show:

A clear indication of the location of all proposed land uses within the plan area and their interrelationship with the proposed subdivision of the subject land.

The proposed road layout pattern which:

- Provides convenient internal and external access for residents;
- Allows for the provision of public transport; and
- Provides road links to surrounding areas.

Proposed subdivision layout which:

- Provides a wide variety of lots sizes and a wide range of densities allowing for a variety of housing types and for other compatible land uses;
- Avoids lots backing onto the Cunningham's Swamp;
- Provides a sensitive residential interface with adjoining residential land, including the provision of similar lot sizes where new lots will back onto existing lots in surrounding residential areas.
- Takes into consideration the topography of the land, particularly with regard to the provision of useable open space.
- Takes into account the *Melbourne 2030* neighbourhood principles.
- Provides an appropriately designed interface that is responsive to adjoining green wedge land.
- Seeks to achieve a development density of 15 lots per hectare on the net developable residential land. The net developable residential land excludes open space, schools, community facilities, roads, public utilities, drainage reserves and the like.

Provision of well distributed local open space which is not flood effected or constrained and is clearly visible and accessible to residents within the development area. Where appropriate, this open space is to be integrated with areas and corridors of natural interest and significance.

Where relevant, the provision for local shops and community facilities and any non residential land use which are appropriately located and will integrate well with surrounding residential development and/or open spaces.

The location of any major infrastructure easements that exist.

A standard of development of the highest quality, building on the good level of residential development found in the neighbouring Lincoln Heath Estate.

Any approved Development Plan may be amended to the satisfaction of the Responsible Authority.

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Decision Guidelines

A Development Plan must take into account the following:-

The environmental, ecological, landscape, archaeological, historical and cultural values and features of the site, as identified in the following:-

- An archaeological survey, which will locate, record and assess Aboriginal sites and post-settlement places and objects of cultural and historical significance on the subject land. The recommendations of the survey will guide the subdivision design to ensure the findings of the survey are implemented and any significant features are preserved, protected and enhanced by the subdivision layout and design. The archaeological survey is to be to the satisfaction of the Aboriginal Affairs Victoria and the Responsible Planning Authority.
- Where residential development and other works are proposed north of the former irrigation channel and east of the former lot 7 (or western most paddock), subsurface testing will be required to ascertain the extent of any Aboriginal archaeological material contained within this area of archaeological sensitivity. This subsurface testing is to be to the satisfaction of Aboriginal Affairs Victoria and the Responsible Authority. Any identified sites of Aboriginal significance should be protected through the subdivision design. Where protection is not possible, consent under relevant legislation will be required prior to the commencement of any works.
- An environmental assessment of the land, involving a flora and fauna survey, which identifies existing vegetation required to be protected and enhanced in the subdivision design, and the preparation of a Management Plan to aid in the protection and management of any identified environmental assets. This environmental assessment is to be to the satisfaction of the Department of Sustainability and Environment and the Responsible Authority.

The management plan required by this provision must:-

- outline objectives for the management of future public open spaces;
- must have a focus on the protection and enhancement of native vegetation and ecological processes whilst providing for public use which is sympathetic with these objectives;
- address how remnant vegetation will be protected from informal access which may be detrimental to the long term survival of that vegetation;
- include an assessment of any significant trees outside public reserves and outline the most appropriate way to protect them;

Any applicable heritage study and/or conservation policy.

Where appropriate, a site analysis and design response for the development plan demonstrating a response to the sites opportunities and constraints, with particular regard to the outcomes of any Environmental Assessment, Archaeological Survey, the physical constraints of the site, the interface with adjoining uses and developments, and the Cunningham's Swamp.

Where appropriate:

- the provision of buffers from land used for industrial purposes;
- the recognition of the impact of any aircraft noise impacts and identification of appropriate land uses within the affected areas;

An overall drainage management plan including external catchments, together with a stormwater management plan detailing how stormwater will be collected and treated within the development, with particular emphasis on the removal of sediment, litter and other urban wastes from stormwater prior to its discharge to local watercourses. The management plans must consider and address any potential impacts on adjoining ephemeral wetlands or drainage depressions.

A traffic management plan prepared addressing the impact of the development on the arterial and local road network, addressing mitigation works required on the road network in addition to funding responsibilities.

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Conditions and requirements of permits

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- One dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot.
- Agriculture and any buildings or works in association with the use of the land for agricultural purposes.
- A fence.
- Minor extensions, additions or modifications to any existing use or development.