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C106**SCHEDULE 10 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO10****TARNEIT WEST OUTLINE DEVELOPMENT PLAN AREA****1.0 REQUIREMENTS FOR PERMITS**31/07/2008
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An application for a planning permit must be accompanied by the following reports prepared by an appropriately qualified consultant to the satisfaction of the Responsible Authority, as considered appropriate:

- A Traffic Management Plan prepared by appropriately qualified experts addressing the impact of the development on the arterial and local road network and the mitigation works required; showing connections to adjoining land, the recommended cross sections as shown in the *Tarneit West Outline Development Plan 2008*, proposed traffic management devices, and bicycle, pedestrian and public transport linkages.
- An environmental assessment of the land, involving a flora and fauna survey, which identifies existing vegetation or habitat of international, national, state or local significance required to be protected and enhanced. This environmental assessment is to be to the satisfaction of the Department of Sustainability and Environment and the Responsible Authority.
- An Environmental Management Plan indicating the measures to be adopted to protect, enhance and manage any identified environmental values. Management Plans are to be prepared by a suitably qualified consultant and are to be to the satisfaction of Department of Sustainability and Environment and the Responsible Authority. Assessments will be referred to the appropriate Minister where required under the Victorian Flora and Fauna Guarantee Act 1988 or Commonwealth Environment Protection and Biodiversity Conservation Act 1999.
- 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, with representation from the local Aboriginal community. The recommendations of the survey will guide the subdivision design and/or development proposal to ensure any significant features are preserved, protected and enhanced and the findings of the assessment are implemented. The Archaeological Survey is to be to the satisfaction of Aboriginal Affairs Victoria and the Responsible Authority.
- A Overall Drainage Management Plan and a Stormwater Management Plan detailing how stormwater will be collected and treated within each development, with particular emphasis on the maintenance of pre-development (rural) flows and the removal of sediment, litter and other urban wastes from stormwater prior to its discharge to local watercourses. Water Sensitive Urban Design features beyond those shown in the *Tarneit West Outline Development Plan 2008*, including constructed wetlands, are to be located on drainage lines outside the Davis Creek waterway corridor.
- A heritage study, conservation policy and/or conservation plan if applicable.
- A Landscaping Concept Plan including street trees, understorey and ground planting, estate entries and plantings to soften built form and enable a transition between riparian and other indigenous areas to more groomed and formal landscapes. The Plan should not use weed species known to colonise aquatic, wetland, riparian and farmland or rural ecosystems. The Plan should have regard to identified flora and fauna/habitat, archaeological, historical and cultural values within the subject site. If the site contains public open space as shown in the *Tarneit West Outline Development Plan 2008*, the concept plan should indicate how this space is to be developed and managed.

- A Construction Management and Environmental Impact Mitigation Plan to control impacts during development on environmental values including habitat, water quality, sites of biological and cultural significance and vegetation to be retained on the site.
- A preliminary soil assessment demonstrating the extent of any contaminated soils that may exist on the subject land. If detected, a more detailed assessment outlining the location of the contaminated soil, the types of contaminants detected, and strategies and procedures required to be undertaken to de-contaminate affected areas will be required.
- Where appropriate, a site analysis and design response relating to the site's opportunities and constraints, with particular regard to:
 - The outcomes of the Environmental Assessment, Environmental Management Plan, Archaeological Survey, Construction Management and Environmental Impact Mitigation Plan, Overall Drainage Management Plan, Stormwater Management Plan and Landscape Concept Plan;
 - Identified heritage assets;
 - The physical constraints of the site;
 - The required setback from Davis Creek and public open space requirements;
 - Any policy or code for residential development and subdivision;
 - The interface with adjoining developments and the Green Wedge; and
 - Any other concepts or principles outlined in the *Tarneit West Outline Development Plan 2008* or as deemed appropriate by the Responsible Authority.

2.0 Preparation of Development Plan

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The *Tarneit West Outline Development Plan May 2008*, will be considered to constitute the development plan under this overlay. Future planning applications must be generally in accordance with the *Tarneit West Outline Development Plan May 2008* as adopted by Council in May 2008.

The Development Plan must show:

- The location and approximate area of all proposed land uses within the plan area;
- The relationship and interface with adjoining land uses on all boundaries of the plan area;
- A small neighbourhood centre located on the corner of Hogans and Tarneit Roads. The neighbourhood centre should have a sufficient land area and be designed to accommodate retail facilities up to 5,000m² of retail floorspace;
- The proposed road layout pattern:
 - Providing for a convenient and safe internal road network;
 - Providing for a convenient and safe pedestrian and bicycle network;
 - Allowing for the provision of public transport; and
 - Providing road and pedestrian linkages to surrounding residential areas.
- The proposed areas to be set aside as public open space for:
 - Neighbourhood parks;
 - Local sporting reserve co-located with the primary school;
 - District sporting reserve;
 - Environmental buffers.

- The areas set aside for neighbourhood parks, local and district sporting reserves must:
 - Not be flood affected or constrained;
 - Take into account the topography of the land;
 - Be clearly visible and accessible.
- Where land abuts Davis Creek, the following requirement also applies:
 - The provision of an appropriate open space buffer to protect the core values of the creek corridor from any negative impacts of urban development. The buffer shall be determined based on the recommendations of an environmental assessment and Melbourne Water requirements.

The approved Development Plan may be amended to the satisfaction of the responsible authority.

3.0

Decision Guidelines for permits

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A permit must be generally consistent with the requirements of Section 1.0 and take into account the following:

- The proposed subdivision is to accord with the principles and concepts outlined in the *Tarneit West Outline Development Plan 2008*, including:
 - Providing for a wide variety of lot sizes and housing types;
 - An average lot density of 15 dwellings per net developable hectare.
 - Energy efficient design elements that maximise energy efficiency and minimise greenhouse gases;
 - Avoiding lots backing onto public open space reserves, Davis Creek and roads;
 - Using roads or local access ways to separate areas of open space from surrounding residential development;
 - Providing for a sensitive residential interface with adjoining residential areas, including the provision of similar lot sizes where new lots will back onto existing lots;
 - Providing for a sensitive interface with Davis Creek with residential lots fronting the creek or an equally acceptable urban design treatment;
 - Identifying the location of any future or existing major infrastructure easements; and
 - Providing adequate land for landscaping in road and public open space reserves.
- Where land is to be used for retail or commercial purposes, the following requirement also applies:
 - The proposed layout of development on the site should be in accordance with the design performance measures outlined in the *Tarneit West Outline Development Plan*.