

04/02/2016  
VC127**SCHEDULE 13 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO13**.

**POINT COOK ROAD/POINT COOK HOMESTEAD ROAD PRECINCT****1.0**13/03/2008  
C91**Requirement before a permit is granted**

A Development Plan is required to be approved for the whole of the area covered by the Schedule prior to the grant of a planning permit for development of any land covered by the Schedule, to the satisfaction of the Responsible Authority.

Once the overall Development Plan is approved, staged development plans may be prepared and a particular stage may provide only the relevant detail for the use and development of the part of the land in that stage to the satisfaction of the Responsible Authority.

The Development Plan should be in accordance with the Point Cook Concept Plan Addendum 2007.

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

**2.0**13/03/2008  
C91**Requirements for development plan**

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;
- The timing and provision of infrastructure and other key facilities associated with the staging of the development;
- Environmental buffers to the Cheetham Wetlands and the Point Cook Coastal Park;
- Any areas of remnant native vegetation and/or habitat present on the land;
- A small neighbourhood centre centrally located on the main sub-arterial road. The neighbourhood centre should be designed to integrate retail facilities up to 6,000 m<sup>2</sup> of retail floorspace, community centre, primary school and public open space;
- Location of the Environment Education Centre;
- Location of a major sports ground;
- Neighbourhood parks within 400 metres of at least 95% of dwellings, but at least 400 metres apart and at least 100 metres from the main sub-arterial road.
- Location of the main sub-arterial route off Point Cook Road, centrally located within the plan area to optimise resident access to bus routes;
- New sub-arterial road with no direct access provided to individual dwellings where projected traffic volumes exceed 12,000 vehicles per day (VPD) on dual carriageway sections or exceed 6,000 VPD on single carriageway sections;
- The bus routes throughout the plan area, minimising the length of bus route that is off the main sub-arterial road;

- Location of main pedestrian/cycle paths along key open corridors, the north sides of the main sub-arterial road and Point Cook Homestead Road, linking of the Bay Trail through the environmental buffers, access into the neighbouring residential estate to the north;
- Show at the interface of the Cheetham Wetlands and Point Cook Coastal Park an appropriate boundary treatment that ensures the adequate protection of fauna, particularly from domestic animals;
- Location of wetlands and open space required to manage stormwater within the plan area;
- Location of areas for higher density residential development;
- Each parent parcel being developed to a density of at least 15 dwellings per net developable hectare of residential land. In this case, the net developable hectare of residential land excludes open space, schools, community facilities, roads, public utilities, drainage reserves and the like;
- Residential development orientated to environmental buffers and open space areas;
- How Melbourne 2030 neighbourhood principles are being met;
- Recognition of the impact of any aircraft noise impacts and identification of appropriate land uses within affected areas;
- Stages of the development.

The development plan must be accompanied by:

- A Landscape Strategy for roads, open space and the public realm;
- Urban design guidelines that address, amongst other things, the Siting and Design Guidelines for Structures on the Victorian Coast 1988;
- An integrated neighbourhood centre plan;
- An Overall Drainage and Stormwater Management Strategy that demonstrates that stormwater can be contained and treated within the plan area;
- An Environmental Management Plan addressing the impact of development on flora and fauna both on and adjacent to the site;
- A Traffic Management Report; and
- Plans for the Environment Education Centre, generally consistent with plan prepared by MV&S Architects titled “Wilbow Point Cook Interpretive Centre”.

### 3.0

### Referrals

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Prior to the approval of any development plan or any modification or amendment to an approved development plan, the plan shall be referred to the following for comment:

- Melbourne Water;
- Parks Victoria;
- Department of Sustainability and Environment.

The Responsible Authority will consider any written comments received within 28 days of sending that development plan or request to Melbourne Water or Parks Victoria.

**4.0**

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**Decision Guidelines**

The Development Plan must comply with the requirements of Section 2.0 and take into account the following:

- Any Archaeological Survey relating to the development plan area;
- Any Flora and Fauna Survey relating to the development plan area;
- Any soil assessment relating to the development plan area;
- Any stormwater management strategy;
- Any heritage Study and/or conservation policy;
- Victorian Coastal Strategy 2014;
- Siting and Design Guidelines of the Victorian Coast 1998.