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Proposed
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SCHEDULE 13 TO THE CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

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

40 MOUNT VIEW ROAD, BORONIA

The Development Plan is intended to provide for the coordinated development of the land and to ensure that development is responsive to surrounding land uses.

1.0 Requirement before a permit is granted

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Proposed

A permit may be granted before a development plan has been approved provided the responsible authority is satisfied that it will not prejudice the future use and development of the land.

2.0 Conditions and requirements for permits

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A permit for subdivision and/or development shall include provisions and conditions relating to:

- the interface between proposed residential development/lots and existing native vegetation within the site, and
- the interface of the site and adjoining residential properties.

3.0 Requirements for development plan

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Proposed

In preparing a development plan or an amendment to a development plan, the following should be achieved:

- A range of dwelling types, as appropriate to cater for a variety of housing needs.
- Internal amenity for future residents.
- Designation and protection of the Sanctuary.
- Identification and protection of scattered trees, remnant vegetation and other significant native vegetation as appropriate.
- A street network which improves the connectivity within the neighbourhood.
- Sustainable design features to address water management, solar access and energy saving initiatives, to deliver lower living costs for future residents.

The Development Plan may consist of a plan and/or other documents.

Development Plan Components

A development plan must include the following requirements to the satisfaction of the responsible authority:

- The key attributes of the land, its context, the surrounding area and its relationship with existing and/or proposed uses on adjoining land;
- Concept plans for the layout of the site which show:

- Proposed lot and road layout, new building orientation and location, public roads, vehicle access locations, and pedestrian and bike paths.
- Proposed earthworks and levels for future development
- A mix of dwelling sizes to provide for a diversity of housing.
- Designation of the sanctuary located in the north-east of the site which will satisfy the public open space contribution for the site.
- Tree protection zones and appropriate integration of significant native vegetation with the future development.
- Stormwater and drainage management treatments including any water sensitive design, or integrated water management elements.
- How the layout pattern and proposed development responds to the site analysis and treats residential interfaces;
- A traffic management report prepared by a suitably qualified person(s), which identifies, as relevant:
 - Roads, pedestrian, cyclist and vehicle access locations.
 - An integrated pedestrian and bicycle path network, incorporated into the road and public open space system that:
 - Provides clear linkages within the land and connections to the surrounding community and other local destinations, including public transport.
 - Provides for community safety.
 - Any traffic management measures.
- A Native Vegetation Management Plan to identify how native vegetation will be protected onsite and how offsets will be provided for any approved removal of native vegetation;
- Details of how the proposal will demonstrate best practice Environmentally Sustainable Design principles;
- An environmental management plan prepared by a suitably qualified person(s) which ensures that all necessary measures are identified and implemented in order to protect the environment and comply with environmental legislation.

The Development Plan for any part of the development area or for any stage of development may be amended from time to time to the satisfaction of the responsible authority.

The responsible authority may waive the need to provide any of the information detailed above that is not relevant to a particular Development Plan or part of a Development Plan.