SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO5

PAKENHAM NORTH-EAST RESIDENTIAL PRECINCT

1.0

Conditions and requirements for permits

A permit granted is subject to the following conditions:

- Construction and post construction activities must be conducted in accordance with the following EPA best practice guidelines:

- Before a sensitive use (residential use, child care centre, pre-school centre or primary school) commences or before the construction or carrying out of buildings and works in association with a sensitive use commences on land at 130 Army Road, Pakenham (L1 P82846 & PC355507W), either:
  - A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970, or
  - An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the sensitive use.

2.0

Requirements for development plan

The Development Plan must include:

- The staging of the development.
- Proposed management techniques for the former quarry site.
- The relationship and integration with the surrounding land.
- Identification of significant vegetation on the land and measures to retain the vegetation where appropriate.
- A flora and fauna survey to be undertaken between August to April to the satisfaction of the Department of Natural Resources and Environment.
- A geo-technical report to be provided for the area proposed for development on the edge of the quarry hole.
- Proposed layout and hierarchy of streets including traffic control infrastructure.
- A traffic management plan to be carried out to the satisfaction of the responsible authority, in consultation with the Roads Corporation.
- Proposed major retarding basins, watercourses and major drainage features.
- An overall landscaping concept plan.
- Physical and community infrastructure required.
- The following urban design principles, and a report which demonstrates that the development incorporates these principles:
- The design of a compact neighbourhood which is oriented around walkable distances between activities and where neighbourhood centres provide access to services and facilities to meet day-to-day needs.

- A neighbourhood which incorporates safe and attractive spaces for walking and cycling, and subdivision layout which allows easy movement through and between neighbourhoods.

- A range of lot sizes and housing types to satisfy the needs and aspirations of different groups of people, including areas proposed for medium density housing.

- Integration of housing, workplaces, shopping, recreation and community services, to provide a mix and level of activity that attracts people, creates a safe environment, stimulates interaction and provides a lively community focus.

- Design which creates opportunity of access for public transport.

- A range of open spaces to meet a variety of needs, with links to open space networks and regional parks if possible.

- A strong sense of place created because neighbourhood development emphasises existing cultural heritage values, attractive built form and landscape character.

- Environmentally friendly development that includes energy efficiency, water conservation, local management of stormwater and waste water treatment.

- Protection and enhancement of native vegetation habitat and discouragement of the spread and planting of noxious weeds.

- Community safety design principles in order to reduce opportunities for crime, improve perceptions of safety and increase levels of community involvement.