

05/06/2014
GC6**SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO3****RIVER VALLEY ESTATE****1.0**19/01/2006
VC37**Requirement before a permit is granted**

A permit may be granted before a development plan has been prepared to the satisfaction of the Responsible Authority only for a golf course development generally in accordance with the plan entitled "Conceptual Masterplan, No. TW-PC", dated May 1998 prepared by Thomson, Wolveridge and Perrett.

2.005/06/2014
GC6**Requirements for development plan**

The development plan must

- Describe the land to which the plan applies.
- Show or make provision for:
 - The proposed use of each part of the land.
 - The relationship of the land to the existing or proposed uses on adjoining land.
 - Population targets for component areas of the Plan.
 - Appropriate buffer distances between land used for industrial purposes and residential or other sensitive uses.
 - A road layout pattern and design which is ecologically sustainable, enhances the residential character of the area and establishes a movement network which:
 - Provides good internal and external access for residents.
 - Maximises safety.
 - Encourages use of public transport
 - Minimises through-traffic.
 - Provides for connection between the proposed urban area and adjoining areas.
 - A traffic assessment which addresses the impact of the development on the arterial and local road networks and identifies mitigating works on those networks including funding responsibilities.
 - Public transport facilities.
 - The means by which employment will be created or opportunities for employment facilitated.
 - Commercial and community centres and facilities in a sustainable hierarchy.
 - A range of housing and lot types and densities, including medium-density and other special housing areas.
 - Water, sewerage, drainage, electricity and gas services.
 - Major drainage lines, water features, proposed retarding basins and floodways and the means by which they will be managed and water quality maintained.

- Open space and recreation facilities and major pedestrian and cycle networks.
- An overall scheme for landscape planting and the preservation of stands of indigenous vegetation and individual trees where possible and any areas for regeneration.
- Sites of conservation, heritage and archaeological signification and the means by which they will be managed (in particular, the identified area of significant native grassland).
- The staging and anticipated timing of development.
- Arrangements for the provision and funding of social and physical infrastructure.
- Arrangements for the rehabilitation of excavated and filled areas of the site including the following:
 - the processing of rock, stone, gravel, sand, clay, soil, concrete, asphalt, bricks or similar materials for use at the site in reclamation, landscaping or the construction of buildings, roads or other works;
 - the filling of the land with non-putrescible waste material imported to the site;
 - the making safe of any hazardous rock faces;
 - the landscaping of the rehabilitated areas and any areas to be used for open space;
 - filling and battering of quarried areas;
 - the proper control of excavation and filling to ensure that there is no loss of amenity to the area or detrimental impact on the environment;
 - impacts on the surrounding road network from truck movements to and from the site during filling and rehabilitation works;
 - the completion of a site assessment to ensure that the land to be used for public open space is environmentally suitable for the use;
 - type of fill which may include clean fill, waste material or contaminated fill and the like;
 - trucking routes and access arrangements;
 - operating hours;
 - control of dust and other emissions;
 - noise management;
 - a program for filling including staging in a manner and in a time designed to minimise any adverse impact on the amenity of nearby areas;
 - security measures to ensure public safety including details of fencing, gates and monitoring of the site;
 - measures to ensure that materials do not spill onto public roadways;
 - measures for the protection of the Maribyrnong River, native grasslands and riverside linear open space during rehabilitation works; and
 - proposals to ensure that rehabilitation works are completed.
- Arrangements for public access along the west side of the Maribyrnong River.
- The preparation of a stormwater management plan to the satisfaction of Melbourne Water and the responsible authority.
- Access to the road network to be to the satisfaction of, and at no cost to, the responsible authority and VicRoads.
- The areas that will be available as open space at the completion of each stage of the development.

- The construction of a pedestrian/bike path across Maribyrnong River.

Archaeological Survey

The development plan must take into account the recommendations of an archaeological survey of the site to the satisfaction of the responsible authority.

River Valley Estate Building Design Guidelines

The development plan must include guidelines that provide for, amongst other matters, the scale, form, height and colour of buildings and the landscaping of sites.