

26/10/2017  
C229

## **SCHEDULE 2 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO2**.

### **INSTITUTIONAL USES**

#### **1.0 Requirement before a permit is granted**

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A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for any of the following:

- The external alteration of a building by structural work, rendering, sandblasting or in any other way.
- The external painting of a building.
- The removal, destruction or lopping of a tree.
- The construction, display or removal of a sign.
- The demolition, removal or construction of a fence, an outbuilding (including carport, garage, pergola, shed or similar structure) or service installation.
- The construction of playground equipment, seating, picnic tables, drinking taps, barbeques, rubbish bins, security lighting, irrigation, drainage or underground infrastructure, bollards or telephone boxes.

#### **2.0 Conditions and requirements for permits**

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None specified.

#### **3.0 Requirements for development plan**

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The development plan must show:

- Existing conditions.
- The size and dimensions of the land.
- Contours and levels, including levels of adjoining sites, to Australian Height Datum (AHD).
- Existing buildings on the land.
- Buildings to be removed and retained.
- Setbacks of buildings from all boundaries.
- The location and use of buildings adjacent to the subject site, including details of habitable room windows within 9m of the common boundary with an outlook towards the subject site and the location of private open space.
- Arborist report documenting health, height, species and spread of existing mature trees to be removed and retained.
- Existing trees located on adjacent properties, located within 5m of the common boundary.
- Number of years intended to be covered by the masterplan.
- Student and staff numbers, including details of the maximum number of staff that will be on site at any one time.
- Future building envelopes and three dimensional massing, including the scale of the development, design elements and treatment of the residential interface.
- One site setback analysis from any adjoining land in the General Residential Zone and Neighbourhood Residential Zone and within 5 metres of a common boundary.
- An analysis of potential overlooking and overshadowing from proposed buildings to nearby residences.

- Measures to address noise impacts to adjoining properties.
- Projection of floor area needs and specialist building needs.
- The proposed use of each building.
- Any proposed or forecast use and development of land located outside the existing Development Plan Overlay area.
- Proposed circulation and access systems for both vehicles and pedestrians.
- Parking and traffic management measures, including the location of on-site parking and drop-off and pick-up areas, preferred access routes and measures to address vehicle queuing.
- Proposed landscaping and planting.
- A schedule of proposed building materials, finishes and colours.
- Staging, including indicative measures for construction management.