

08/06/2006
C34

SCHEDULE 16 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO 16**

LANSSELL CREST ESTATE, BENDIGO

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:

- Use and development of a Minor utility installation.
- Works.

2.0 Conditions and requirements for permits

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A permit must not be granted for buildings and works or to subdivide land until the responsible authority is satisfied that the development:

- Has complied with the Statement of Environment Audit issued by Mr Roger Parker of Golders and Associates (8 December 2005); and
- Will be integrated with undeveloped land on the site and with developed residential land nearby.

3.0 Requirements for development plan

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The development plan must describe:

- The layout of the proposed subdivision showing a variety of lot sizes, dwelling types and orientations and limited to a maximum of 65 dwellings.
- The layout and configuration of the site in a manner which integrates the new development into the surrounding residential areas by:
 - Designing dwellings that adjoin or are opposite existing residential properties to be in keeping with the existing scale and character of the streetscapes;
 - Ensuring that the site is permeable, open and attractive;
 - Providing that dwellings on allotments that adjoin the existing road reservations of Lloyd and Lansell Streets are designed and configured in a manner that complements the existing residential development in these streets and provides the dwelling on each such allotment with active frontage, individual pedestrian access and a style of landscaping and fencing that adds to the residential character of these streets.
- The design and location of dwellings so as to achieve five star energy rating using the Sustainable Energy Authority of Victoria “First Rate” system or equivalent.
- The manner in which development satisfies the requirements of Clause 54 and 56 of the planning scheme.
- The topography of the land, giving consideration to the significant views beyond the site.

- Sites of conservation, heritage or archaeological significance and the means by which they will be managed. This work should include but not be limited to:
 - The development of an interpretation plan for the site;
 - Archival recording of the heritage buildings;
 - A detailed photographic record to be taken of the abattoir buildings (both external and internal);
 - Arrangements for the preservation of the photographic or other records of the site in a manner which will maximise their access by the community and for research purposes;
 - The reinstatement on the site of the original plaque.
- The internal road network and the links with existing roads, including consideration of whether vehicular access should be provided to some of the lots from Lloyd Street.
- The network of pedestrian and bicycle access routes.
- Appropriate pedestrian and bicycle access which must be provided through the site from Lloyd Street through to Lansell Street, such access being appropriately paved, lit, located, signed and abutted (by fences or the like) so as to maximise safety and to encourage easy, safe and secure access through the site for both residents of the development and the local community.
- The staging and density of the development.
- Measures taken to address any possible conflict with abutting non-residential uses.
- Public open space to be at least 5% of the site area and should be designed and located to best meet the needs of residents within the new development and those in adjoining and existing houses. Dwellings adjoining the open space should be designed to front on to and have active frontages overlooking the open space so as to enhance surveillance of the area.
- Appropriate landscape theme(s) for nature strips and public open space areas, using predominantly native and indigenous plants that will provide habitat for native fauna.
- Any vegetation which is to be retained and protected.
- Provision of water, drainage, electricity, sewerage, data cable conduit, gas and the common trenching of compatible services.
- Provision and funding of necessary physical and social infrastructure.

The development plan must be in compliance with

- The Statement of Environmental Audit issued by Mr Roger Parker of Golders and Associates (8 December 2005); and
- The Development Environmental Management Plan, Proposed Residential Development, Former VicRoads Depot, Lansell Street, Bendigo, Victoria prepared by URS Australia (8 December 2005); and
- The Site Environmental Management Plan, Residential Development, Former VicRoads Depot, Lansell Street, Bendigo, Victoria prepared by URS Australia (8 December 2005), if applicable;

as amended as required by the Statement of Environmental Audit; to the satisfaction of the responsible authority.

The development plan must ensure that the subdivision is designed to the satisfaction of the responsible authority after consultation with the Country Fire Authority, VicRoads and relevant servicing authorities.