

18/02/2014
GC5

SCHEDULE 27 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO27**.

SURPLUS EDUCATION LAND

Site Description

This schedule applies to land generally known as:

- 41-73 Hattam Street, Golden Square

1.0

Requirement before a permit is granted

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A permit may be granted before a development plan has been prepared for:

- Bulk excavation, site preparation and retention works including piling, footings, ground beams and ground slab, and minor buildings and works provided that interim treatments are to the satisfaction of the responsible authority and any works required to satisfy environmental clean up or audit requirements.
- Subdivision of the land into superlots or to realign property boundaries, or create a road, or create or remove easements.

Before granting a permit the responsible authority must be satisfied that the permit will not prejudice the future use and development of the land in an integrated manner.

2.0

Conditions and requirements for permits

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An application to develop the land must be accompanied by the following information, as appropriate:

- Any subdivision plans as appropriate.

3.0

Requirements for development plan

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The development plan must be prepared for the whole site, and should:

- Where residential uses are proposed, provide a range of dwelling types to cater for a variety of housing needs.
- Where non-residential uses are proposed, provide details of the nature of proposed use.
- Incorporate sustainable design features to address water and waste management, solar access and energy saving initiatives, to deliver lower living costs for future residents.
- Create a composition of varied building forms and heights across the site.
- Provide for a high quality of internal amenity for future residents.
- Respect the amenity of adjoining interfaces for providing for a maximum of 2 storey built form adjacent to or opposite any existing single storey residential development.
- Any taller buildings across the balance of the site should be carefully graduated with reference to analysis of shadow, visual amenity impacts and the character of the area.
- Apply appropriate buffer treatments at the interface with any non-residential uses on adjoining properties and Hattam Street.

- Create opportunities for improved local permeability through provision of new pedestrian/cycle pathways or new local street networks where appropriate.
- Incorporate any significant native vegetation into the design of the development.
- Recognise that Hattam Street is a declared highway and protect its integrity and function

Development plan components

The development plan must include the following information:

Existing conditions plan, showing surrounding land uses and development, adjoining roads and pedestrian links, public transport routes, topography, and infrastructure provision.

Concept plans for the site which show:

- New building orientation and location, indicative uses for each building, car parking areas, public roads, vehicle access locations, pedestrian and bike paths and areas and locations of private and public open space.
- Appropriate interface treatments and measures to protect the amenity of future residents. Consideration should be given to the orientation of dwellings away from Hattam Road, acoustic treatments such as landscaping and/or acoustic fencing, and other noise mitigation measures.
- Three-dimensional building envelope plans including maximum building heights and setbacks.
- The design philosophy for the site and indicative architectural themes including car parking areas and garages so that they do not dominate the street or any public open space.
- Shadow diagrams of proposed building envelope conditions at 10.00am, 1.00pm and 3.00pm at 22 September.
- An indicative development schedule including the minimum number, type and density of dwellings and the floor area of any proposed non-residential uses.

A traffic management report and car parking plan to the satisfaction of the responsible authority in consultation with Vic Roads which includes:

- Identification of roads, pedestrian, cyclist and vehicle access locations including parking areas, both internal and external to the site.
- Traffic management measures, where required
- Location and linkages to public transport.
- Car parking rates for all uses, including visitor parking.
- Provision for bicycle facilities and connections to the external bicycle network.

A landscaping plan which shows:

- The landscape concept for the site.

Where a sensitive use is proposed (residential use, child care centre, pre-school centre or primary school), an acoustic report detailing the acoustic measures required to protect the amenity of future occupants from noise impacts from Hattam Road and industrial uses.

Where a sensitive use is proposed (residential use, child care centre, pre-school centre or primary school), an Environmental Site Assessment detailing the likelihood of contamination on the site. The Site Assessment must be conducted by a suitably qualified professional, to the satisfaction of the responsible authority.

- The assessment should detail as appropriate:
 - The nature of the previous land use or activities on the subject site.
 - How long the land use or activity took place on the subject site and where the site is contaminated.
 - A description of the contamination on, under or from the subject site and its extent.
 - How any contamination is being managed or may be managed to prevent any detrimental effect on the use and development of the subject site or adjoining land or on buildings and works.
- The assessment should also advise, having regard to the proposed use or development, whether:
 - No Environmental Audit is required, or
 - The level of contamination will prevent the proposed use or development of the land and the level of contamination cannot be remediated to a level that would enable the proposed use or development, or
 - Subject to appropriate remediation, the land would be suitable for the proposed use or development.

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.

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Display of Development Plan

Before deciding to approve a development plan, the responsible authority should display the plan for public comment.

Notice of the development plan must be given to the owners and occupiers of adjoining land and a sign must be placed on the land.

A development plan must be displayed or further information required within 28 days after the plan is received by the responsible authority. The plan must be displayed within 14 days of satisfactory further information being received.

The development plan must be displayed for at least 14 days but no longer than 28 days.

Decision Guidelines

Before deciding whether a development plan, or amendment to a development plan, is satisfactory, the responsible authority must consider:

- The provisions of this planning scheme including relevant local policies and the objectives set out in Clauses 54 and 55 of the scheme.
- The orderly development of land including management of traffic, car parking, the provision of pedestrian ways and open space.
- The overall objective for the land to achieve an integrated medium density residential development offering a choice and diversity of housing opportunities and types, appropriate to its setting and achieving a high quality of amenity and urban design.
- The impact of the proposed use and development on nearby non-residential uses
- The impact of the proposed use and development on the existing road network.