

25/09/2014  
C190**SCHEDULE 28 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO28**.

**FOREST PARK ESTATE**

This schedule applies to land at 244 Edwards Road, Maiden Gully, comprising Crown Allotment 43C, Parish of Marong and part of Crown Allotment 43H, Parish of Marong.

**1.0 Requirement before a permit is granted**25/09/2014  
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A permit may be granted to use and develop land before a development plan has been prepared to the satisfaction of the responsible authority, including to:

- Subdivide land if the subdivision is the re-subdivision of the land and the number of lots is not increased; or
- Remove or create an easement or restriction.

This does not apply if the responsible authority considers that the proposed use and development will prejudice the orderly use and development of the land having regard to the principles set out in the *Forest Park Master Plan*, December 2013.

**2.0 Conditions and requirements for permits**25/09/2014  
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Except for a permit issued under Clause 1.0 of this schedule, a permit granted must contain conditions which give effect to the approved development plan.

A permit must also contain the following conditions, where appropriate:

**Open space**

Upon the completion of any stage of the development, all land identified as public open space in the approved development plan for that stage must either be transferred to or vested in the responsible authority upon registration of the plan of subdivision for that stage.

**3.0 Requirements for development plan**25/09/2014  
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The development plan must have regard to the *Forest Park Master Plan*, December 2013 and must be prepared to the satisfaction of the responsible authority.

If a development plan is prepared for part of the land it must be demonstrated that the absence of a development plan for the whole of the land does not prejudice the orderly and proper development of the land to the satisfaction of the responsible authority.

The plan must show or include the following matters to the satisfaction of the responsible authority:

- A written report detailing how the plan responds to the Forest Park Master Plan, December 2013.
- A detailed site analysis of the natural, cultural and strategic context of the site.
- A Bushfire Management Statement including but not limited to Landscape Design Guidelines for lots outside of the Bushfire Management Overlay.
- The proposed subdivision layout which shows:
  - The provision of a variety of lot sizes across the development area;

- How the layout of the site will respond to the defensible space requirements for bushfire protection along the northern, southern and western boundaries of the site as outlined in Clause 52.47;
- How development incorporates vegetation and landscape sensitive areas;
- Consideration of the topography of the land, particularly with regard to the provision of useable open space, site features such as vegetation, waterways, and places of cultural heritage significance; and
- Physical infrastructure such as roads and reticulated services (water, sewer, gas and drainage etc).
- Subdivision layout and design for the development that show:
  - A range of residential lot sizes to encourage diversity of dwellings and site responsive designs;
  - Indicative siting and orientation of buildings having regard to passive energy efficiency techniques and relevant provisions of Clauses 54, 55 and 56;
  - Medium density housing located along any bus routes within the subdivision or overlooking open space areas; and
  - The proposed staging of the development.
- A detailed traffic assessment that explains how residents are likely to travel to work and other activities and how use of public transport, cycling and walking will be encouraged within the development plan area.
- The proposed movement network which:
  - Provides convenient internal and external access/linkages within and between neighbourhoods and key destinations;
  - Allows for the future provision of bus routes, including accommodating bus movements and bus stop facilities at strategic locations;
  - Allows for the safe and efficient operation of emergency vehicles;
  - Provides attractive, convenient, safe and legible pedestrian and bicycle networks within the site; and
  - Provides for road reserve widths, generally in accordance with the *Forest Park Master Plan*, December 2013, to allow for landscaping and footpaths which create the overall appearance of openness and a landscaped setting for new development.
- The proposed public open space network which:
  - Provides a hierarchy of open spaces;
  - Provides links to existing or proposed open space areas;
  - Is fronted by roads or lots to enhance passive surveillance of the area; and
  - Incorporates passive and active recreation opportunities, including shared pedestrian/bicycle paths, urban art and playgrounds.
- Landscape concept plans for the development that show:
  - How view corridors to and from the existing residential area to the east and from the internal ridgelines have been considered;
  - How development incorporates existing vegetation and landscape sensitive areas;
  - Public open space landscaping, including landscaping of roads and streets to create key public spaces and landscape corridors;
  - Retention of existing trees within open space areas and road reserves where possible;

- Details of physical infrastructure:
  - The location of major drainage lines, water features, proposed retention basins and floodways, and the means by which they will be managed in accordance with the principles of water sensitive urban design; and
  - The provision and timing of physical and social infrastructure including retail, community, open space and recreational facilities required by the development and use envisaged by the development plan.
- A conceptual urban design for the development of the mixed use precinct and community hub that includes:
  - The location and size (including indicative floor space) of community and commercial facilities required to support the local neighbourhood;
  - Integration and connectivity with the adjoining open space area;
  - A design focussed on the provision of active frontages and walkability principles with priority given to pedestrian, cycling and public transport access;
  - Indicative building materials and architectural styles; and
  - Indicative building footprint and car parking areas.
- An integrated water management plan which demonstrates that new development can safely manage the impact of flooding through the site to the satisfaction of the responsible authority and the relevant floodplain management authority.