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## **SCHEDULE 13 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO13**.

### **15–29 And 55–67 Coomoora Road, Springvale South**

#### **1.0**

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#### **Objectives**

The objectives for these sites are to:

- Achieve a high quality, integrated residential development that capitalises on the existing landscape features and adopts a form and density that is consistent with the identified future character, as described in Clause 22.09.
- Facilitate a high quality landscape outcome that integrates with the overall layout and design of the sites and recognises and protects existing identified vegetation.

#### **2.0**

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

A permit may not be granted before the Development Plan has been prepared to the satisfaction of the responsible authority.

#### **3.0**

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

All permits must, where relevant, include conditions providing for the following:

- All public open space to be landscaped to a standard specified by the responsible authority.
- A requirement for detailed landscape plans to the satisfaction of the responsible authority showing details of tree planting and landscaping generally in accordance with the Development Plan approved under this Overlay.

#### **4.0**

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

The following information must be provided to Council's satisfaction prior to the endorsement of a Development Plan:

- A certificate of environmental audit must be issued for the land in accordance with Part IXD of the *Environment Protection Act 1970*, or
- An environmental auditor appointed under the *Environment Protection Act 1970* must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the sensitive use.

There can be up to two Development Plans for the whole of the land to which this Schedule applies.

The Development Plan(s) must comprise the following to the satisfaction of the responsible authority:

- A Site Analysis Plan that provides details of the land to which the plan applies including orientation, boundaries, dimensions of the site; easements; surrounding land use and development; contours and levels of the site; provision of services to the land, and pedestrian and public transport linkages and movement.
- An Urban Context Analysis Response including consideration of surrounding land uses and development; the proposed use and development of the site, and vehicle and pedestrian links into the site including public transport linkages and movements.

- A Development Concept Plan that shows or provides the following information:
  - Identification of existing vegetation to be retained and removed, having regard to the findings of *Ecology and Arboriculture Assessment and Tree Retention Plan* (Jacobs, 2015).
  - A subdivision layout that minimises the need to remove existing identified vegetation.
  - A well-expressed and integrated internal open space network that meets the required 5% land contribution; has regard to the findings of *Ecology and Arboriculture Assessment and Tree Retention Plan* (Jacobs, 2015); can be easily accessed by residents and applies landscaping treatments to all areas of open space.
  - Provision of an internal road and pedestrian network that promotes safe and convenient movement to existing street networks and community uses.
  - Location for vehicle egress and ingress, road layout and the location of car parking areas. Ensure that car parking is located in a way that does not dominate the street frontage.
- A Landscape Concept Plan including:
  - Treatment of the public realm.
  - Vegetation to be retained, areas of new planting and planting themes and species.
  - Measures to protect and enhance identified vegetation, including detailed measures for the protection of trees to be retained (including tree protection zones). The Landscape Plan should have regard to the Tree Retention Plan included in the *Ecology and Arboriculture Assessment and Tree Retention Plan* (Jacobs, 2015).
- An Environmentally Sustainable Design Statement outlining the environmentally sustainable practices and best practice water sensitive design principles that will be incorporated into the development such as energy and water conservation, passive solar design, waste minimisation, vegetation retention, the promotion of alternative transport options and other innovative practices.
- A Transport Impact Report assessing the potential effects that the development may have on the surrounding road network detailing:
  - Performance objectives.
  - An existing conditions assessment.
  - Proposed vehicle access arrangements.
  - Traffic generation.
  - Base-case without the proposed development.
  - Post development analysis.
  - Mitigation treatments.
- An Integrated Traffic Management Plan, including:
  - An existing conditions assessment.
  - The road layout and design including road reserve widths.
  - The means of vehicle ingress and egress to and from the site.
  - Location and access points for on-site car parking.
  - A pedestrian network plan and bicycle facilities plan.
  - Access routes to public transport.

- The actions and responsibilities for ongoing implementation of the plan, including proposed funding arrangements.
- A Stormwater Management Plan including:
  - Stormwater Drainage Impact Report to assess the best option available to accommodate increased discharge from the anticipated residential development.
  - How the development will comply with best practice environmental management of urban stormwater and incorporate water sensitive urban design to assist on-site retention of stormwater.
  - Details of stormwater management measures.
  - Construction and maintenance requirements for water sensitive urban design.
  - Any other matters as required by the responsible authority and Melbourne Water.

Any modification to the Stormwater Management Plan component of the Development Concept Plan must be to the satisfaction of the responsible authority and Melbourne Water.

- Details of service infrastructure provision.
- A response to the Safer Design Guidelines for Victoria.

## 5.0

### Reference Documents

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*Ecology and Arboriculture Assessment and Tree Retention Plan* (Jacobs, 2015)