

11/12/2014
C101**SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO3**.

EASTERN GOLF COURSE KEY REDEVELOPMENT SITE**1.0**11/12/2014
C101**Requirement before a permit is granted**

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

- Any buildings and works and on-going maintenance as required for the operation of the existing golf course
- Minor buildings and works.
- A display suite.

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 the manner contemplated in the Outline Development Plan forming part of this Schedule.

2.011/12/2014
C101**Conditions and requirements for permits**

Any application for a permit to subdivide, use or develop land should include, where relevant, the following information:

- Details of fencing between private properties and public open space to provide allotment privacy and security, whilst respecting the landscape setting offered by open space areas – this may incorporate the use of semi-transparent (or similar) fencing, and limited-height retaining walls within the private property.
- Details regarding the management and staging of the development.

Any permit to subdivide, use or develop land should include, where relevant, conditions requiring the following:

- The submission and then compliance with a Construction Management Plan prepared to the satisfaction of the Responsible Authority
- The preparation of a Sustainable Design Statement (SDS) or similar to the satisfaction of the Responsible Authority for any higher density development component of the Outline Development Plan in Map 1 to this Schedule.

3.011/12/2014
C101**Requirements for development plan**

A development plan must be generally in accordance with the Outline Development Plan forming part of this Schedule. The development plan should preferably apply to the whole of the land but the responsible authority may approve a development plan for part of the land.

The development plan (including the component plans set out below) may be prepared and amended in stages. If a development plan is prepared for part of the land or for a stage of the development, the responsible authority must be satisfied that its approval will not prejudice the ability for the future use or development of the land to achieve the vision for the site.

An approved development plan may be amended at any time to the satisfaction of the responsible authority in consultation with VicRoads, where appropriate.

A. The development plan must include all of the following:**Site analysis**

A site analysis plan or plans that show existing conditions, boundaries and dimensions of the site or precinct, any existing features to be retained, topography, adjoining road network, details of adjacent residential interface and surrounding urban context, and the location of any existing services, easements or encumbrances on the land.

Use and development

Plans and information that provide an overview and details about site usage and include the following indicative details:

- The location of subdivision stages and residential densities.
- The proposed use and development of each part of the land.
- The open space network, including identified bio-sites, and other relevant areas incorporated as open space.
- The location of internal road, cycle and pedestrian path networks.
- All ingress and egress points to the site for vehicles and pedestrians.

Built Form

Built form guidance that:

- Promote the creation of a mix of lot sizes and housing types to meet present and future community housing demand.
- Encourage an appropriate built form, scale and landscape treatment to address the boulevard character of Doncaster Road.
- Provide guidance on the siting and setback of dwellings on residential allotments located along the boundary of the site adjacent to existing residential properties.
- Provide guidance on interface treatment of dwellings addressing public open space, including appropriate fencing treatments.
- Provide guidance on options to appropriately deal with level changes between allotments and between allotments and the public realm.
- Provide guidance on acceptable variations from the standards of Clauses 54 and 55.
- Provide rear setbacks to allotments abutting the General Residential Zone – Schedule 1 of not less than 5 metres at ground level, and 8 metres for levels 1 and 2.

B. The development plan should provide for or demonstrate the following:**Native vegetation and biodiversity**

- The protection and enhancement of the significant vegetation identified in *'Manningham Biosites Sites of (Biological) Significance Review'*, Manningham City Council (2004), and Vegetation Patches outside Biosites and Old Scattered Trees (as shown in Figure 1: Eastern Golf Course Biosites and Native Vegetation).
- The protection and enhancement of areas of environmental significance including habitats of flora and fauna, wetlands, and habitat corridors.
- The retention of native vegetation where possible within Core Conservation Areas as identified in the *'Manningham Biosites Sites of (Biological) Significance Review'*, *Manningham City Council (2004)*.
- An indicative vegetation retention and removal plan

Heritage

- Appropriate protection of the existing Club House ‘Tullamore’ and stables as identified in the Doncaster and Templestowe ‘*City of Doncaster and Templestowe Heritage Study*’ Context Pty Ltd, Peterson R, Stafford B (1991) Manningham City Council Heritage Study, Context, and the Statement of Significance in ‘*Eastern Golf Club-Tullamore, 463 Doncaster Road, Doncaster*’, Lovell Chen (2013 – revised 2014).
- Retention of identified heritage trees numbers 4, 27 and 82 as identified in “*Conservation Analysis and Policy*”, Meredith Gould Architects Pty Ltd (2011) and identification of appropriate tree protection zones.
- Siting of open space and/or roads so that the ‘Tullamore’ and the stables have an appropriate landscape context and are visually connected

Open space and landscape

- Retention of significant vegetation and protection of faunal corridors.
- Support of the site’s integration with existing abutting streets and open space through:
 - The distribution of public open space.
 - Planned connection points with existing abutting streets and open space.
 - Provision of appropriate interface landscaping treatments (including any proposed major level changes) to adjoining open space linkages.
- Provision of formal and informal recreation opportunities.
- The provision of approximately 20% of the total site area as public open space to be transferred to and maintained by Council. This land may be encumbered by easements, reservations, heritage, native vegetation or other conditions.

Traffic and Access

- Appropriate vehicle, pedestrian and bicycle networks into and through the subject site.
- An integrated network of pedestrian and cycle paths within the site that provide linkages with the Koonung Trail and nearby public open space, (including Lawford Street, Burgundy Drive, Studley Street and Somerville Street reserves), adjoining urban areas, Westfield Doncaster and nearby community facilities and public transport networks.
- Road network design that encourages safe and efficient neighbourhood level traffic and which minimises thorough traffic.
- Primary vehicle access to the site from Doncaster Road.
- A signalized intersection to the satisfaction of Vic Roads at the intersection of the internal road and Doncaster Road.
- Direct vehicular access to Doncaster Road from any allotment is not permitted.
- Any vehicle access to the westernmost high density block along Doncaster Road is not allowed to traverse the link between the stables and ‘Tullamore’.

Site servicing, drainage / hydrology

- Confirmation of the provision of reticulated services.
- Appropriate water and drainage treatment through the site.

Ecologically Sustainable Development

- Ecologically Sustainable Development options to be incorporated into the future development and permits for the land, particularly in the areas of energy and water efficiency, passive solar design, stormwater reduction and management.

C. An application for approval of a development plan must be accompanied by

- A site servicing assessment demonstrating that the site can be supplied with all necessary reticulated services.
- A drainage / hydrology assessment demonstrating appropriate water and drainage treatment through the site.
- A detailed flora and fauna survey which identifies existing vegetation and faunal habitats to be protected and enhanced, those proposed to be removed and any potential Tree Protection Zones (TPZ).
- A response to the 'no net loss' guidelines relative to the proposed vegetation removal, retention, and protection.
- A heritage assessment.
- A Traffic Management Plan that includes an assessment of the likely traffic impacts generated by the proposal on the arterial and local road network to the satisfaction of VicRoads.

Map 1 – Outline Development Plan

