

05/11/2015
C119

SCHEDULE 18 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO18**.

BOTANICA SPRINGS NEIGHBOURHOOD ACTIVITY CENTRE

1.0 Requirement before a permit is granted

05/11/2015
C119

Before deciding on any application the responsible authority must consider:

- The purposes of the zone; and
- Any approved development plan.

The responsible authority may grant a permit for use or development prior to the approval of a development plan provided that the responsible authority is satisfied that the use or development will not prejudice the preparation of a development plan or the purpose of the Municipal Strategic Statement and relevant policies.

2.0 Requirements for development plan

05/11/2015
C119

A development plan, which may consist of plans and/or other documents, may be prepared for the whole of or part of the land. If a development plan is prepared for part of the land it must be demonstrated to the satisfaction of the responsible authority that the absence of a development plan for the whole of the land does not prejudice the orderly and proper development of the land.

Any development plan must show or include, as appropriate, the following matters to the satisfaction of the responsible authority:

- A site analysis that identifies the key attributes of the land, its context, the surrounding area and its relationship with existing and/or proposed uses on adjoining land.
- A high amenity, pedestrian friendly, north facing street attached to the public square.
- The use, location and approximate floorspace of existing and proposed buildings and car parking areas on the site.
- Appropriately landscaped active frontages to key pedestrian routes and interfaces.
- Safe, direct and attractive pedestrian linkages through the site from key access points, including connections to car parking, public transport, residential land, shops and offices (where practicable and appropriate).
- The location of buildings, streets, access points, carparks, vehicle, bus, pedestrian and cycle connections.
- The location and layout of loading bays and collection areas, including waste storage and removal facilities.
- The staging and anticipated timing of development.

Urban Design

Urban Design Guidelines must be submitted with the development plan and approved by the responsible authority. The guidelines must indicate:

- The preferred built form, including architectural themes.
- Design and interface treatments between the site and adjoining sites.
- Active street frontages along key internal linkages.

- Road cross sections.
- The proposed connections within the site and external access points.
- The provision of built form to Brooklyn Road.

Traffic Management

A traffic management plan must be submitted with the development plan and approved by the responsible authority. The plan must address:

- Public transport integration, connections and stops including potential provision for bus stops and shelters in locations, within and adjoining the neighbourhood activity centre, approved by Public Transport Victoria, at no cost and to the satisfaction of Public Transport Victoria.
- Ingress and egress points and the estimated levels of usage.
- The impact of traffic generated by the development upon the surrounding road network.
- The level, allocation and location of car parking on the land.
- Internal pedestrian and cycling network and its connectivity outside the site.
- Provision for the loading and unloading of vehicles.

Environmental Management

An environmental management plan must be submitted with the development plan and approved by the responsible authority. The plan must address:

- Building energy management.
- Water sensitive urban design/integrated water management.
- Construction materials selection.
- Waste management and reduction.

Services Infrastructure

A services and social infrastructure assessment must be submitted with the development plan and approved by the responsible authority. The assessment must detail how the site will be serviced.

Landscape

A landscape master plan must be submitted with the development plan and approved by the responsible authority. The plan must detail key landscape design principles to be applied in streetscapes, external interfaces, and within proposed public spaces and car parking areas to create attractive interfaces and to encourage a pedestrian scale.