

18/02/2014
GC5

SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO5**.

SURPLUS EDUCATION LAND

Site Description

This schedule applies to land generally known as:

- 1 Beryl Avenue, Oakleigh South – Oakleigh South Primary School
- 1 Renver Road, Clayton – Monash Special Development School
- 10 Alvina Street, Oakleigh South – Clayton West Primary School
- 29 Browns Road, Clayton – Clayton Primary School

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18/02/2014
GC5

Requirement before a permit is granted

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

18/02/2014
GC5

Conditions and requirements for permits

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

- Any subdivision plans as appropriate.

3.0

18/02/2014
GC5

Requirements for development plan

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, details of the nature of the proposed use, including hours of operation, stall and visitor numbers, and traffic and parking management plan.
- 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.
- 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.

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.
 - 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 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.
- For the former Oakleigh South Primary School site, plans to implement the Site Development Management Plan developed by Prensa in their report dated August 2013.
- For the former Clayton West Primary School and former Oakleigh South Primary School, where a sensitive use is proposed (residential use, child care centre, pre-school centre or primary school), a risk assessment detailing the risk of landfill gas migration from nearby landfills must be undertaken. The risk assessment must be conducted by a suitably qualified professional, having regard to the EPA Publication 788.1 *Landfill Best Practice Environment Management Guidelines, October 2010*, to the satisfaction of the responsible authority.
- For the former Clayton Primary School site, any required noise attenuation measures that will ensure the nearby industrial activities will not exceed the noise objectives as set out in the State environment protection policy (Control of noise from Commerce Industry and Trade) No. N-1.

- A landscaping plan which:
 - Shows the landscape concept for the site.
 - Incorporates any significant vegetation including trees rated as ‘moderate’ or ‘high’ in the 2013 Tree Logic assessment.

4.0 Display of Development Plan

18/02/2014
GC5

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.

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.

5.0 Decision Guidelines

18/02/2014
GC5

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.