

27/05/2019
C239wsea

SCHEDULE 32 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO32**.

LAND AT 510 AND 560 FINDON ROAD SOUTH MORANG

1.0

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Objectives

None specified.

2.0

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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.

The Responsible Authority must not grant a permit to use or subdivide land, construct a building or construct or carry out works prior to the approval of a development plan unless the Responsible Authority is satisfied that the proposed use, subdivision, buildings or works will not prejudice the orderly use and development of the land.

3.0

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Conditions and requirements for permits

A planning permit application for the development of the land must be accompanied by reports by suitably qualified representatives relating to the following:

- A tree protection strategy to ensure that all trees to be retained (including canopy and root system) are not damaged during construction stage. The tree protection strategy must be consistent with Council's River Red Gum Policy and Tree Protection Zone standards unless otherwise agreed by the Responsible Authority.
- A comprehensive Environmental Management Plan prepared by suitable qualified person(s) demonstrating best practice in environmentally sustainable design and addressing the following:
 - Indoor Environment Quality (IEQ);
 - Building energy management (conservation and generation);
 - Water conservation and stormwater management;
 - Construction Materials;
 - Sustainable Transport;
 - Waste Management and reduction;
 - Urban Ecology;
 - Ongoing Building and Site Management; and
 - Innovation

The Environmental Management Plan must:

- identify appropriate sustainability targets or performance standards;
- document the means by which the appropriate target or performance standard will be achieved;
- identify the different areas of responsibility and provide a schedule for implementation, ongoing management, maintenance and monitoring; and
- demonstrate that the design elements, technologies and operational practices that comprise the Environmental Management Plan can be maintained over time.
- Any design features identified in the Environmental Management Plan that may be reasonably shown on the development plans.

- Landscape concept plan for open space areas and within the development, including:
 - the electrical transmission easement;
 - conservation open space;
 - car park; and
 - areas providing an interface, to the street and surrounding residential development.

The landscape concept should include a street tree concept plan for the common property roads within the development and along the site frontage. Within car parking areas, every eighth car space should be a dedicated landscape area capable of accommodating a canopy tree.

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Requirements for the development plan

The development plan must show:

- A survey feature plan showing all site features and the context of adjoining land including the location of secluded private open space and habitable room windows within the 9.0 metres of the site boundary. The plans must provide for the surveyed location of all existing River Red Gums on the land (including dead trees where these are required to be retained) and the nomination of Tree Protection Zones (TPZs) in accordance with Council requirements.
- Retention and integration of the mature River Red Gums, within areas of conservation open space.
- Details of any Indigenous cultural material identified on the site and the manner in which this is to be dealt with having regard to the Aboriginal Heritage Act 2006.
- Plans showing the following:
 - The layout of the site and proposed uses, one of which must be an aged care facility (nursing home) in order to provide local employment opportunities on the site.
 - Future building envelopes of up to a maximum of four storeys in scale demonstrating the massing of the development, building setbacks and treatment of the residential interfaces.
 - An urban design response promoting built form that is visually interesting and that will enhance walkability and passive surveillance of the public realm. The use of paving, lighting, seating, street furniture, signage and landscaping should be well considered and form a legible street character.
 - Car parking.
 - A site layout which facilitates provision of a continuously accessible path of travel in accordance with Disability Discrimination Act (1992) requirements.
 - A conduit network concept plan to facilitate the future installation of advanced telecommunications services through fibre optical cabling.
 - Concept plan for the eastern portion of the land to the east of the stand of River Red Gums.
 - The stages, if any, by which the development is to proceed.
- A traffic and transport impact assessment for the proposal including an assessment of the intersection requirements relating to Findon Road in its ultimate capacity (divided four lane declared arterial road). The assessment must take into account the requirements of SPI Ausnet in relation to the future development of the South Morang Terminal Station opposite the subject land.
- Application of the principles of water sensitive urban design. A stormwater management plan must be prepared and submitted which provides for the protection of natural systems, integration of stormwater treatment into the landscape, protection of water quality and reduction of runoff and peak flows.