

19/01/2006
VC37

SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY

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

SWAN STREET DEVELOPMENT, BURNLEY

The development plan provides criteria for future development of land known as 572-576 Swan Street and Crown Allotments 16T1 and 16T3, Parish of Jika Jika, Burnley.

1.0

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Requirement before a permit is granted

A permit may be granted to subdivide land before a development plan has been prepared to the satisfaction of the responsible authority.

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Requirements for development plan

The development plan must include:

- A Site Analysis Plan including considerations of:
 - Topography.
 - Significant vegetation.
 - Views from and towards the site.
 - Surrounding land uses and developments.
 - Vehicle and pedestrian links into the site including public transport links.
- A Development Concept Plan which shows:
 - A precinct plan for the site.
 - Building locations, car parking areas, accessways and open spaces.
 - Maximum building heights, maximum floor areas and indicative uses at each building location.
 - Built form, scale, setbacks and heights of buildings.
 - Preferred materials and finishes.
 - Orientation, overshadowing and overlooking.
 - Car park and access treatments.
 - Open space and availability and maintenance of open space areas.
 - Linkages from the site to surrounding areas.
 - Three-dimensional views from the Yarra River of the proposed development.

Such plan shall be generally in accordance with the Billard Leece Partnership site plan dated 19 August 2003 and other Billard Leece Partnership drawings for the site dated 27 July 2003 through to 22 September 2003.

- A Landscape Concept Plan for the site that:
 - Identifies all areas of vegetation to be retained or removed.
 - Provides for a planting theme and species throughout the site.

- Identifies any management requirements for the retention of significant vegetation during construction.
- Identifies the provision of street furniture including public lighting.
- Clearly delineates public open space and through links within the site.
- An Integrated Transport Plan including:
 - Traffic management and traffic control works for the site and in adjoining and nearby roads, having regard to the proposed development on the site and surrounding development and use.
 - Car parking requirements for the development; number of spaces, location and layout of all car parking areas.
 - Public transport availability, improvements and promotion.
 - Bicycle and pedestrian ways and connections.

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Decision guidelines

In assessing a Development Plan or an amendment to a Development Plan, the responsible authority should consider the:

- Purposes of the zone and any other relevant provisions of the planning scheme.
- Findings of the site analysis.
- Views of Yarra City Council.
- Movement network both internal and external to the site.
- Interface of the site with adjoining open space to the east and the road network.
- Views from the Yarra River.