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SCHEDULE 21 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO21**.

FORMER DOVETON SECONDARY COLLEGE

64-70 Box Street, Doveton

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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 to 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.

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Conditions and requirements for permits

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Application Requirements

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

- Any subdivision plan.
- A development staging plan
- An Aboriginal cultural heritage assessment/archaeological survey.
- An environmental assessment prepared by an appropriately qualified person(s) that identifies any areas of environmental significance on the land.
- An arboricultural assessment of any significant native vegetation on the land.

The responsible authority may waive the need to provide any of the information detailed above that is not relevant to a particular application.

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Development requirements

A permit for the subdivision or development of land must ensure that:

- Appropriate landscape buffers or edges are provided, as shown or specified in the development plan.
- Where residential uses are proposed, there is a mix of lot sizes as shown or specified in the development plan.
- New roads are designed having regard to the standard cross sections in the *GAA Engineering Design and Construction Manual*.
- Pedestrian paths are provided within new public open space areas.
- Any public land that is created is appropriately landscaped.

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Requirements for development plan

The development plan must be prepared for the whole site, and should:

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- 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, provide details of the nature of proposed use.
- Incorporate any proposed non-residential uses along Box Street to the south of the site.
- 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 story 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 a positive interface to adjacent public open space giving appropriate consideration to issues of safety and surveillance.
- Identify the location of any public open space and locate open space adjacent to pedestrian/cycle pathways.
- Create opportunities for improved local permeability through provision of new pedestrian/cycle pathways and a new local street network that links to the existing networks and includes a north south road link with a connection to Ficifolia Drive.
- Incorporate any significant native vegetation into the design of the development including maintaining the long term, sustainable health and condition of existing vegetation.
- Ensure the layout and design of development avoids the ‘dripline’ of any retained River Red Gum trees.

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:

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- Identification of roads, pedestrian, cyclist and vehicle access locations, including parking areas, both internal and external to the site.
- Any traffic management measures, where required.
- Location and linkages to public transport.
- Car parking rates for all uses, including visitor parking.
- Provision for bicycle facilities.
- A landscaping plan which shows:
 - The landscape concept for the site.
- An Environmentally Sustainable Design (ESD) statement which includes:
 - Proposed initiatives that demonstrate sustainable design features not limited to energy and greenhouse gas emissions reduction, integrated water management, waste and materials, and achievement towards best practice ESD.

The development plan for any part of the development area or for any stage of development may be amended from time to time to the satisfaction of the responsible authority.

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Display of Development Plan

Before deciding to approve a development plan, the responsible authority must 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.

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Decision Guidelines

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.

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Reference documents

Casey Housing Diversity Statement (September 2012), City of Casey

Engineering Design and Construction Manual (November 2012), Growth Areas Authority.