

11/12/2008  
C18**SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO2**

**MARYBOROUGH URBAN PROSPECTS SITES**

The Maryborough Urban Prospects developments sites became available upon the establishment of the new Maryborough Education Centre and the subsequent sale of the former school sites.

This schedule applies to three of the former school sites, as shown in the attached plan, being:

- The former Maryborough High School, 19-35 Palmerston Street;
- The former Maryborough Primary School 404, 67-71 Inkerman Street; and
- The former Maryborough East Primary School 2828, 60-62 Gillies Street.

A Development Plan is required for all land affected by the overlay. Any Development Plan prepared under the provisions of this overlay must be prepared to the satisfaction of the responsible authority.

**1.0**11/12/2008  
C18**Requirement before a permit is granted**

A permit may be granted before a development plan has been prepared to carry out:

- Minor earthworks
- Demolition
- Minor alterations to existing buildings
- Display and erection of a sign
- The use of a portion of the land for the purpose of a temporary land sales office located on the land for sale.

**2.0**11/12/2008  
C18**Conditions and requirements for permits**

Any permit issued by the responsible authority prior to the settlement of the sale of land from Central Goldfields Shire to a third party must include the following condition:

“Any buildings and works undertaken as part of the development of the site must be reinstated to the satisfaction of the responsible authority should settlement of the contract of sale not occur”.

**3.0**11/12/2008  
C18**Requirements for development plan**

The development plan must show:

- A clear indication of all proposed land uses within the plan area.
- The proposed road layout pattern which:
  - Provides safe and convenient access for residents;
  - Provides convenient and safe pedestrian and cycle networks with linkages adjoining development and major destinations such as schools, shops, sports and medical facilities.
- The proposed subdivision layout which:
  - Provides a variety of lot sizes and densities across the development site allowing for a variety of housing types;
  - Takes into consideration the topography of the land, particularly with regard to the provision of useable open space, site elements such as existing heritage buildings, vegetation, or other significant features; and
  - Allows for passive solar development.

- The footprint of all proposed buildings.
- The proposed location of local open space which:
  - Is clearly visible and accessible to residents within the development area;
  - Connected to existing open space areas; and
  - Is not flood affected or constrained.
- The proposed location and species type of all landscaping.
- The location of any major infrastructure easements.
- The staging of development.

The Development Plan must be informed by the following matters to the satisfaction of the responsible authority:

- A detailed site and context analysis prepared by a suitably qualified person that demonstrates consideration of:
  - Views into and out of the site;
  - Significant heritage assets on the site and adjoining the site; and
  - The neighbourhood character of the adjoining area.
- A vision and outcomes statement that describes the key planning and design principles and infrastructure components of the development.
- An arborists report detailing the location, species and health of all significant trees on the site and existing street trees.
- A stormwater management plan must be prepared by a suitably qualified person and submitted which provides for:
  - protection of natural systems;
  - integration of stormwater treatment into the landscape;
  - protection of water quality;
  - reduction of run-off and peak flows, including the removal of sediment litter and other urban wastes from stormwater prior to discharge; and
  - The location, life cycle and maintenance schedule for any water sensitive urban design features.
- A traffic management plan prepared by a suitably qualified person addressing the impact of the development on the arterial and local road network, mitigation works required on the road network and funding responsibilities.
- A functional road layout plan to provide a safe, pedestrian-orientated road network. The plan must be submitted showing typical road cross sections and integration with the existing and proposed road network. The plan should provide for a bicycle and pedestrian network which includes links to adjoining land and networks. The plan should demonstrate that the proposed road layout is suitable for emergency services vehicles and waste collection vehicles.

Any approved Development Plan may be amended to the satisfaction of the responsible authority. The responsible authority will seek the opinion of any relevant referral authority that may be affected by the proposed change.

#### 4.0

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#### General Requirements

Where a permit is required for development, including subdivision, it is policy to:

- Ensure the view corridors from adjoining road, public areas and within the sites are considered and carefully designed to protect and enhance the high amenity and heritage values of the sites;
- Ensure lot layout and individual house design responds to site context, identified constraints and opportunities, existing buildings and vegetation, sustainable design and housing requirements;
- Retain, protect and enhance the existing listed heritage places;
- Encourage a variety of architecturally designed housing types for all sections of the community, including medium density development;
- Ensure a variety of attractive, cost effective and innovative building designs which combine the best of contemporary and traditional design thinking are provided;
- Encourage the use of best practice methods in the provision of utilities and services;
- Provide a movement network with a clear structure and high degree of connectivity within and between the site and adjoining areas.

## 5.0

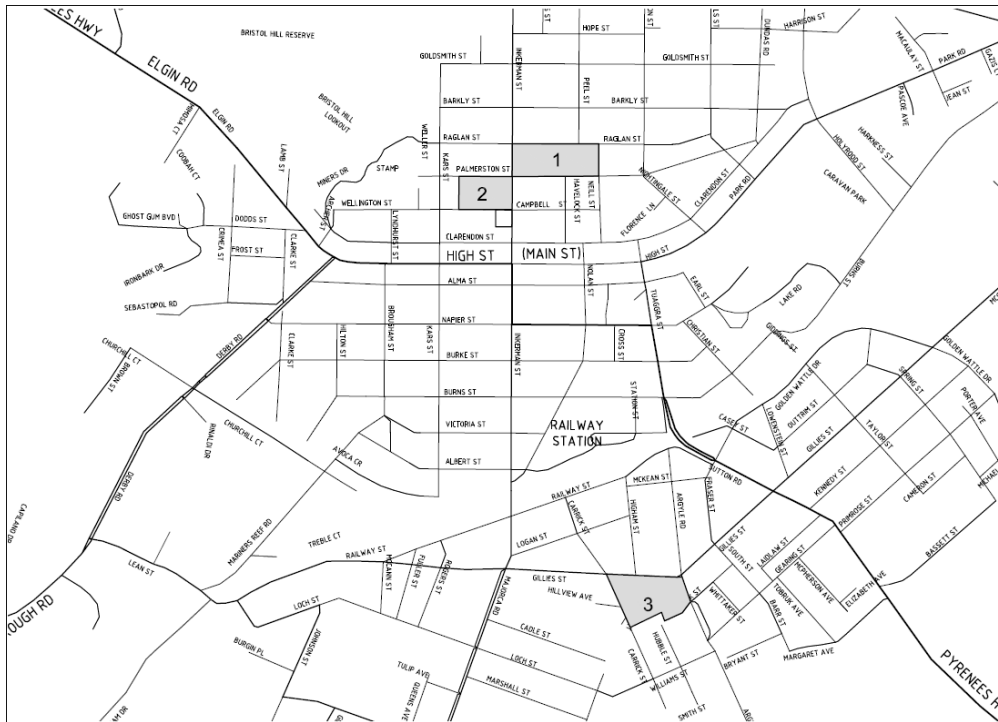
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### Area Specific Requirements

The following issues specific to the individual development cells should be addressed in the relevant development plans.

1. The former Maryborough High School, 19-35 Palmerston Street
  - Subdivision to be sensitive to the geometric layout of the site.
  - The forecourt to the heritage building to be appropriately landscaped.
  - Communal car parking to be located away from the forecourt to the heritage building.
  - Layout, setbacks, scale and bulk to reflect the heritage precinct.
2. The former Maryborough Primary School 404, 65-71 Inkerman Street
  - Larger single use to be located on the Inkerman Street frontage, with medium density lots to be located in Wellington and Palmerston Street.
3. The former Maryborough East Primary School 2828, 60-62 Gillies Street
  - Views of the heritage building should be protected.
  - Subdivision layout and infrastructure design to protect native vegetation and natural drainage lines.

## CENTRAL GOLDFIELDS PLANNING SCHEME



### 6.0

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### Decision Guidelines

Before deciding on any application, the responsible authority must consider:

- The density of the proposed development and its appropriateness having regard to the amenity and character of the surrounding area.
- The impact of the proposed development on the heritage character of the site and the surrounding area.
- The layout and design of roads, communal parking spaces and pedestrian and bicycle routes having regard to proper pedestrian and vehicular safety.
- The proposed landscaping of the development.
- The management and treatment of stormwater.