

25/01/2018
C220

SCHEDULE 16 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO16**.

LANSELL CREST ESTATE, BENDIGO

1.0

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Requirement before a permit is granted

None specified.

See 43.04-1 for relevant provisions.

2.0

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Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- A permit to use or subdivide land or to construct or carry out works must comply with:
 - The Statement of Environmental Audit, Golder Associates, issued on 8 December 2005.
 - Certificate of Environmental Audit, portion of the site located at 47 Lansell Street, East Bendigo Victoria, Golder Associates Pty Ltd, issued on 20 January 2016.
 - Site Environmental Management Plan, Former VicRoads Depot Buildings, 47 Lansell Street, Bendigo East, Beveridge Williams, 29 January 2016.
 - Heritage Assessment, Former City of Bendigo Abattoir, Anthemion Consultancies, revised August 2014.

See 43.04-1 for relevant provisions.

3.0

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Requirements for development plan

A development plan must be prepared for the whole site and address the following matters to the satisfaction of the responsible authority:

Urban design

- The general layout of the proposed development, showing how it can facilitate social inclusion by providing a variety of lot sizes and dwelling types and orientations.
- How the development plan has been designed to enable the subdivision to satisfy the requirements of Clause 55 or Clause 56 as relevant.
- How lots within the plan have been designed to enable future dwellings to satisfy the requirements of Clauses 54.
- How the plan has been designed to enable the construction of dwellings with active frontages and individual pedestrian access on lots that abut the existing road reservations of Lloyd and Lansell Streets.
- The topography of the land, giving consideration to the significant views beyond the site.
- Measures taken to minimise any possible conflict with abutting non-residential uses.

Built form

- Indicative height and scale of any proposed development.

Access and movement

- The preparation of a comprehensive transport analysis, which identifies expected traffic volumes associated with the proposed development, including trip generations.
- The proposed movement network, which must:
 - Provide convenient internal and external access/linkages.

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- Allow for the safe and efficient operation of emergency vehicles.
- Provide attractive, convenient, safe and legible pedestrian and bicycle networks within the site.
- The location of car and bicycle parking within the public realm.

Open space and landscaping

- The design and location of public open space to best meet the needs of residents within the new development and existing development.
- The design of dwellings adjoining public open space to be oriented towards and have active frontages overlooking the public open space so as to enhance surveillance of the area.
- Appropriate landscape theme(s) for nature strips and public open space, using native, indigenous and exotic plants.
- Any vegetation which is to be retained and protected.

Servicing

- The provision of water, drainage, electricity, sewerage, data cable conduits, gas and the common trenching of compatible services.

Staging

- The staging and density of the development.

See 43.04-3 for relevant provisions.