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SCHEDULE 21 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

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

810 COOPER STREET, SOMERTON

The development plan provides criteria for future development of the land known as 810 Cooper Street, Somerton on the north side of Cooper Street in an area between Freight Drive and the Merri Creek. The plan is intended to ensure that the development of the site is responsive to the site and its surrounds, especially the Merri Creek environs.

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Objectives

None specified.

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Requirement before a permit is granted

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

- The purpose of the zone.
- The approved Development Plan.

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Conditions and requirements for permits

Prior to the commencement of any development on this site, the Department of Sustainability and Environment will access the site to organise for the salvage and translocation of flora and fauna that is considered to be of value. This exercise will be conducted at no expense to the landowner and will not impede the development of the site.

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Requirements for development plan

The Development Plan (and any accompanying reports) must be prepared to the satisfaction of the Responsible Authority and must include:

- A site analysis prepared to the satisfaction of the responsible authority, including considerations of:
 - Topography and other natural features.
 - Significant trees.
 - Views to and from the and including the identification of any landmarks.
 - The environmental features, use and development of surrounding land.
 - Vehicle access to and within the site.
 - Stormwater management on the site.
- A plan of the overall development of the site. This plan must show:
 - A proposed lot and layout pattern.
 - The proposed development and use of the land.
 - How the layout pattern and proposed development respond to the site analysis.
 - Appropriate building setbacks and active interface with the adjoining open space area for the development, including the lot located to the north of the site.
 - A dedicated entrance to the development located to the satisfaction of VicRoads and the responsible authority.

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- Access arrangement and means of internal circulation. It is expected that this will incorporate a service lane abutting north of Cooper Street to the satisfaction of VicRoads and the responsible authority, and a road through the centre of the site and long the eastern boundary of the land adjacent to the Merri Creek Reserve to the satisfaction of Parks Victoria and the responsible authority.
- Any water sensitive urban design elements and seating/picnic areas.
- Identifies the alignment of the Merri Creek Regional Path through the site.
- A traffic plan and report including consideration of traffic management and traffic control works in Cooper Street, proposed development on the land and surrounding development and use.
- A Landscape Concept Plan for the site that:
 - Identifies all trees to be retained or removed.
 - Identifies reserve perimeter fence specifications.
 - Identifies any management requirements for the retention of significant trees during construction.
 - Specifies street trees and any additional landscaping that is required.
- An Environmental Management Plan (EMP) must be prepared for the reserve area to the satisfaction of the responsible authority. The EMP must provide:
 - Prescriptions for the management of areas of retained native vegetation.
 - An implementation plan that prescribes yearly management.
 - An indication of appropriate species and planting densities for revegetation.

This EMP can be amended and extended with the approval of the responsible authority.

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Decision Guidelines

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

- Purposes of the zone and any other relevant provisions of the planning scheme.
- Findings of the site analysis.
- How the Development Plan responds to the features of the site including stormwater, natural features and views to natural landmarks.
- Movement network both internal and external to the site.
- Interface of the site with adjoining development and uses.
- Approved Environmental Management Plan.
- Views of VicRoads.
- Views of Parks Victoria.