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SCHEDULE 27 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO27**.

275 RACECOURSE ROAD SUNBURY DEVELOPMENT PLAN

The purpose of the development plan is to provide a residential development that is economically, socially and environmentally sustainable and responds to surrounding land uses as well as the environmental and cultural heritage issues affecting the land and its surrounds.

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Objectives

None specified.

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Requirement before a permit is granted

A permit may be granted for the use of land, to construct a building, to carry out works or to remove native vegetation before a development plan has been prepared to the satisfaction of the responsible authority, provided the responsible authority is satisfied that the use, building, works or native vegetation removal will not prejudice the future integrated use or development of the land. Any permit granted must be generally in accordance with the Indicative Plan shown in Map 1 to this schedule.

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Conditions and requirements for permits

Any permit and the plans under that permit must show or require the following to the satisfaction of the responsible authority, as appropriate:

- A condition or conditions which ensure that any requirements (or conditions) set out in the development plan are implemented as part of the planning permit or the plans endorsed under the permit.
- The design and construction of the Elizabeth Drive extension through the land, connecting to Racecourse Road is completed, to the satisfaction of the responsible authority 12 months from planning permit approval.
- The use and development of the land to be consistent with the Cultural Heritage Management Plan dated 28 January 2011, AAV Management Plan Identifier 11279.

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Requirements for the development plan

The development plan or specific area plan for the Neighbourhood Activity Centre must not be approved in stages.

The development plan must be generally in accordance with Map 1 and must show and provide for the following to the satisfaction of the responsible authority:

General requirements

- The proposed development and use of each part of the land.
- A maximum of 390 residential lots over the whole of the site.
- A diversity of residential lot sizes including an interface to the Low Density Residential Zone land with lots in excess of 1,000 sqm in area.
- An indicative staging plan for the development and infrastructure provision including the timing of the construction of Elizabeth Drive.
- Provision for water, drainage, electricity, sewerage and gas.
- The timing, method and security for payment of any development contribution.

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- How the proposal will achieve best practice benchmarks for ecologically sustainable development.
- A Neighbourhood Activity Centre.
- The location and function of open space areas and reserves.
- Consideration of bushfire (grassfire) risk.
- A building exclusion zone along the boundary of the land as shown in Map 1 to this schedule.

Open space master plan

- An Open Space Master Plan that includes:
 - A network of open space generally in accordance with Map 1 to this schedule.
 - The area shown as Grassy Woodlands in Map 1 to this schedule to be retained and set aside as conservation reserves (Grassy Woodland Reserves).
 - An area set aside for the retention and protection of the waterhole as shown in Map 1 to this schedule.
 - An area set aside within the perimeter of the Grassy Woodland Reserves to accommodate pathways and buffers, where required.
 - Pedestrian links through the Grassy Woodland Reserves constructed in low impact materials.
 - A network of open space including a neighbourhood park and a number of smaller reserves generally as shown in Map 1 to this schedule so that all households have open space within 500 metres of unimpeded walking distance.
 - A wetland in the south eastern corner of the land generally as shown in Map 1 to this schedule to manage stormwater from the land.

Landscape master plan

A landscape master plan for the land (but excluding land within the Commercial 1 Zone) that includes:

- Retention and protection of the three existing significant trees located on the land within a reserve as identified on Map 1 to this schedule. A 10 metre wide tree reserve along the Racecourse Road frontage as shown in Map 1 to this schedule to provide a visual landscape screen, soften the appearance of the subdivision, establish an entry statement and be compatible with and continue the high landscape quality of the area of Racecourse Road to the north of the site.

Transport and movement network

An Integrated Transport Plan that includes:

- A traffic assessment addressing the impact of the proposed development on the arterial and local road networks and identifying any necessary mitigating works on those networks to the satisfaction of the responsible authority.
- An integrated pedestrian and bicycle path network, incorporated into the road and public open space system that:
 - Provides clear linkages within the land and connections to the surrounding community, urban environment and facilities.
 - Provides for community safety.
 - Provides convenient links to public transport.
 - Connects to future regional bike paths and open space areas.

- Potential public transport routes and indicative bus stop locations, following consultation with Public Transport Victoria.
- The proposed road layout, including all vehicular and pedestrian access points and connections to the land which:
 - Provides convenient and safe internal and external access.
 - Accommodates public transport.
 - Links to adjoining areas.
- Dimensions and typical cross sections of the road network.
- The location of vehicular and pedestrian access to Racecourse Road, Kenway Street, Winilba Road, Elizabeth Drive, Tennyson Court and Dunrossil Drive.
- The extension of Elizabeth Drive through the land, connecting to Racecourse Road and indicative timing of the design and construction of Elizabeth Drive and associated roundabout(s).
- Traffic management of intersections to Elizabeth Drive including roundabouts where appropriate along the Elizabeth Drive extension and the intersection of the Elizabeth Drive extension and Racecourse Road as shown in Map 1 to this schedule.
- The width of the proposed road reserve of the Elizabeth Drive extension, south of the first intersection within the land, to integrate with the existing width of the Elizabeth Street road reserve.

Native Vegetation

- A flora and fauna report and net gain assessment of the land, including a tree survey report that is consistent with the requirements of the *Permitted Clearing of Native Vegetation – Biodiversity Assessment Guidelines*.

Cultural Heritage Management Plan

- The implementation of the requirements and recommendations of the Cultural Heritage Management Plan dated 28 January 2011, AAV Management Plan Identifier 11279.

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Neighbourhood Activity Centre

A Specific Area Plan for land contained within the Commercial 1 Zone must be prepared to the satisfaction of the responsible authority and should include:

- The general building footprint(s) and the total area of net floor area.
- The form and function of the activity centre including the proposed use and development of each part of the activity centre in the short and long term.
- The principles and objectives of any activity centre, safer design or other relevant design guidelines incorporated or referenced in the planning scheme.
- A traffic impact report addressing anticipated traffic volume generation and likely impact on road networks and the suitability of access and egress arrangements.
- Provisions for car parking including the location, access point and the general area(s) to be set aside for car parking.
- Vehicle access points onto surrounding road networks.
- Public transport services within the activity centre including the provision of suitable bus access, routes and stops in accordance with the Public Transport Guidelines for Land Use and Development to the satisfaction of Public Transport Victoria.

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- A Landscape Plan showing the overall landscape theme for the activity centre. The landscape theme should be complementary to the landscape character of the area to the north of the site along Racecourse Road and to the surrounding residential area.
- Details of proposed environmental sustainability initiatives including integrated water management and energy conservation.

Map 1 to the Schedule to Clause 43.04

Figure 1 - Indicative Plan

