

18/10/2018
C116

SCHEDULE 7 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO7**.

NORTH-WEST CORNER OF UPPER HEIDELBERG ROAD AND FORSTER STREET, IVANHOE

1.0
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Objectives

- Provide a treed canopy and natural vegetated appearance, that responds to the surrounding neighbourhood character.
- Create a positive interface with the adjacent public open space giving appropriate consideration to issues of safety and surveillance.
- Graduate buildings across the balance of the site with reference to analysis of shadow, visual amenity impacts and the character of the area.
- Provide an environmentally sustainable and efficient use of the site with a mix of dwelling sizes and types, good residential amenity, accessibility and safety.
- Improve local permeability through provision of new pedestrian/cycle pathways or new local street networks where appropriate that link to the existing networks.

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Requirement before a permit is granted

A permit may be granted before a development plan has been approved for:

- Any buildings or works associated with the remediation of land in accordance with or for the purpose of obtaining a certificate or statement of environmental audit under the *Environment Protection Act 1970*.
- Subdivision.
- Creation, variation or removal of easements or restrictions.

Before granting a permit, the responsible authority must be satisfied that the permit will not prejudice the preparation of a development plan and future use and development of the land in an integrated manner.

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Conditions and requirements for permits

Except for a permit granted before a development plan has been approved in accordance with Clause 2.0 of this Schedule, a permit must contain the following conditions to the satisfaction of the responsible authority:

- A construction management strategy must be submitted to and approved by the responsible authority which:
 - Details the measures to be implemented to minimise the generation of sediment on the site, the transport of sediment onto public roads and into drains and waterways and the generation of dust.
 - Shows the designation of tree protection zones for any canopy trees to be retained on the land in accordance with the aboricultural assessment report.
 - Shows the location of site offices, security fencing, cranes, off-street vehicle parking for construction and trades and employees and construction vehicle road routes.
 - Details the methods to be used for the collection and disposal of construction waste and the storage of construction materials.
 - Details of the hours of construction on the site.
- All works conducted on the land must be in accordance with the approved construction management strategy.
- The site owner must pay any reasonable costs associated with the preparation and registration of the agreement incurred by the responsible authority.

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A development plan must include the following requirements and be generally in accordance with the concept plan in Figure 1:

- Subdivision and staging of development to:
 - Indicate lot layouts, new streets, pedestrian and cycling paths.
 - Any proposed staging of development, including staging of infrastructure and open space delivery.
- Built form to:
 - Achieve high quality development with appropriate articulation, scale proportions and setbacks with active interfaces with the public realm.
 - Three-dimensional building envelopes showing orientation and indicative uses.
 - Shadow diagrams of proposed building envelope ensuring that buildings do not significantly overshadow the abutting public open space between 11.00am and 2.00pm on 22 September.
- An existing conditions plan which shows:
 - Surrounding land uses and development, adjoining roads, pedestrian links, public transport routes, topography, existing canopy trees, vegetation, sensitive interfaces areas and development and social infrastructure.
- A planning report which demonstrates:
 - How the proposal meets the requirements of the planning scheme.
- An integrated transport and traffic management plan, which identifies:
 - Roads, pedestrian, cyclist and vehicle access locations, including communal or public car parking areas internal to the site including the likely impacts of the proposed development on the arterial and local roads and any mitigating works required such as offsite traffic management treatments.
 - Opportunities for access to, and use of, public and active transport modes.
 - Pedestrian and cycling linkages to key destinations outside the land.
 - Traffic and car parking management measures, as appropriate. Resident and visitor parking should be provided at basement level.
 - No vehicle access from Forster Street.
- A landscape masterplan which shows:
 - Species selection throughout road reserves, along the land's key internal and external interfaces and within open spaces and car parking areas.
 - Delineation of public, communal and private open spaces and the treatment of these interfaces.
 - Typical street cross sections.
 - The landscape concept for the site incorporating landscaped buffers and setbacks at residential interfaces, consisting of existing trees to be retained where possible, and/or replacement canopy trees and communal open space areas that are well designed.
- A tree management plan which identifies:
 - The existing trees to be retained, informed by the arboricultural assessment report.
 - The methodology for protecting the identified trees.
- An environmentally sustainable development report which identifies:
 - Environmentally sustainable design principles to be incorporated into the development, including integrated water management, energy efficiency, climate responsive design, waste minimisation and improvements to urban ecology.
- A housing diversity and adaptability report which provides:
 - A demographic analysis of the types of people and households anticipated to live within the development based on

the proposed dwelling design and bedroom mix.

- For a range of dwelling types to cater for a variety of housing needs including the provision of up to 10 per cent of dwellings as affordable housing (as defined at section 3AA of the *Planning and Environment Act 1987*).
- An environmental site assessment report:
 - Prepared by a suitably qualified and experienced environmental professional. The assessment must make reference to the *Department of Sustainability and Environment, General Practice Note - Potentially Contaminated Land, June 2005* and include:
 - A description of previous land uses and activities on the land.
 - An assessment of the level, nature and distribution of any contamination within, or in close proximity to, the land, if required).
 - Details of any provisions, recommendations and requirements (including but not limited to, clean up, construction, ongoing maintenance or monitoring) required to effectively address and manage any contamination within the land (if required).
 - Should the environmental assessment reveal that an environmental audit of the site is necessary, before a sensitive use commences or before the construction or carrying out of buildings or works in association with a sensitive use commences, the applicant must provide either:
 - A certificate of environmental audit in accordance with Part IXD of the *Environmental Protection Act 1970* , or
 - An environmental auditor appointed under the *Environment Protection Act 1970* must make a statement in accordance with Part IXD of that Act that the environmental conditions of that land are suitable for the sensitive use.

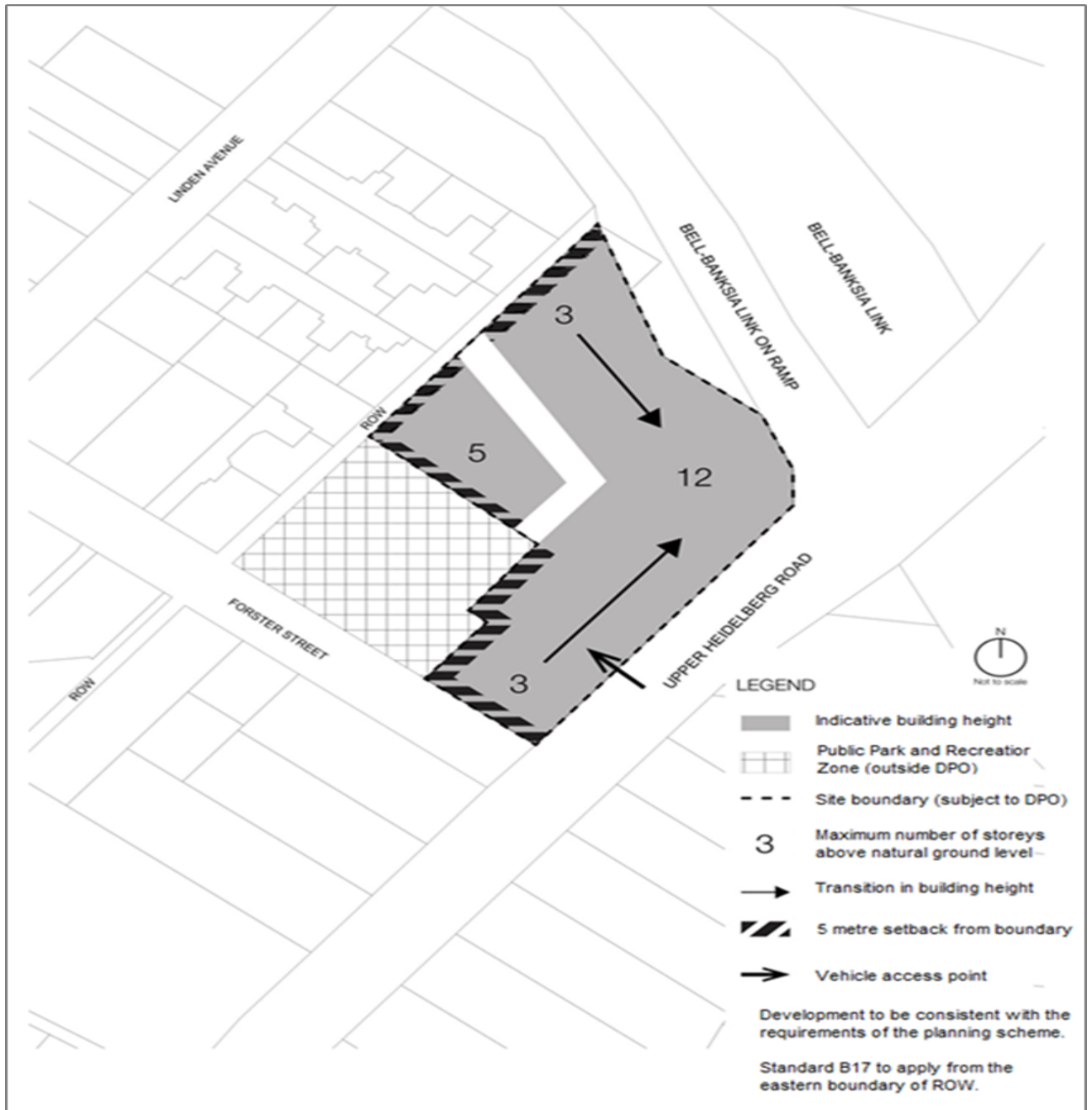


Figure 1