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SCHEDULE 8 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO8**.

BELLFIELD PRECINCT REDEVELOPMENT SITE

This schedule applies to land at:

- 96, 98 and 100 Oriel Road (Precinct A)
Lot 1 TP216496, Lot 1 LP111741 and Lot 1 TP216496
- 232 Banksia Street (Precinct B)
2081 PP2856

1.0 Objectives

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To facilitate the redevelopment of the Bellfield Precinct Redevelopment site as envisaged in the *Bellfield Master Plan Design Guidelines (2019)*.

To deliver a high-quality integrated development that caters for a range of lot densities and housing choices that respond to and manage site features and constraints.

To create a positive interface with adjacent public open space giving appropriate consideration to issues of safety and surveillance.

To provide safe and integrated pedestrian and vehicular connections both within the development plan area and with neighbouring land.

2.0 Requirement before a permit is granted

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A permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority.

This does not apply if a schedule to this overlay specifically states that a permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority.

A permit granted must:

Be generally in accordance with the development plan.

Include any conditions or requirements specified in a schedule to this overlay.

3.0 Conditions and requirements for permits

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The following conditions and/or requirements apply to permits:

- A construction management strategy must be submitted to and approved by the Responsible Authority which:
 - Details measures to be implemented to minimise adverse impacts during the development on environmental values including habitat, water quality, sites of biological and cultural significance and vegetation to be retained on site.
 - 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 canopy trees to be retained on the land.
 - Shows the location of site offices, security fencing, cranes, off-street vehicle parking for construction and trades employees and construction vehicle 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.

4.0 Requirements for development plan

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A Development Plan must include the following requirements:

GENERAL

The Development Plan must be prepared to the satisfaction of the Responsible Authority.

The Development Plan must demonstrate the following:

- Be generally consistent with the *Bellfield Master Plan Design Guidelines (2019)* and development plan requirements specified in this schedule.
- Where the development will be undertaken in stages, a staging plan must be provided of the development, indicating lot layouts, new streets, pedestrian and cycling paths.
- Built form to achieve high quality development with articulation, scale proportions and setbacks with active interfaces with the public realm.

CONCEPT PLAN

The Development Plan must be generally in accordance with the Concept Plan forming part of this schedule to the satisfaction of the Responsible Authority.

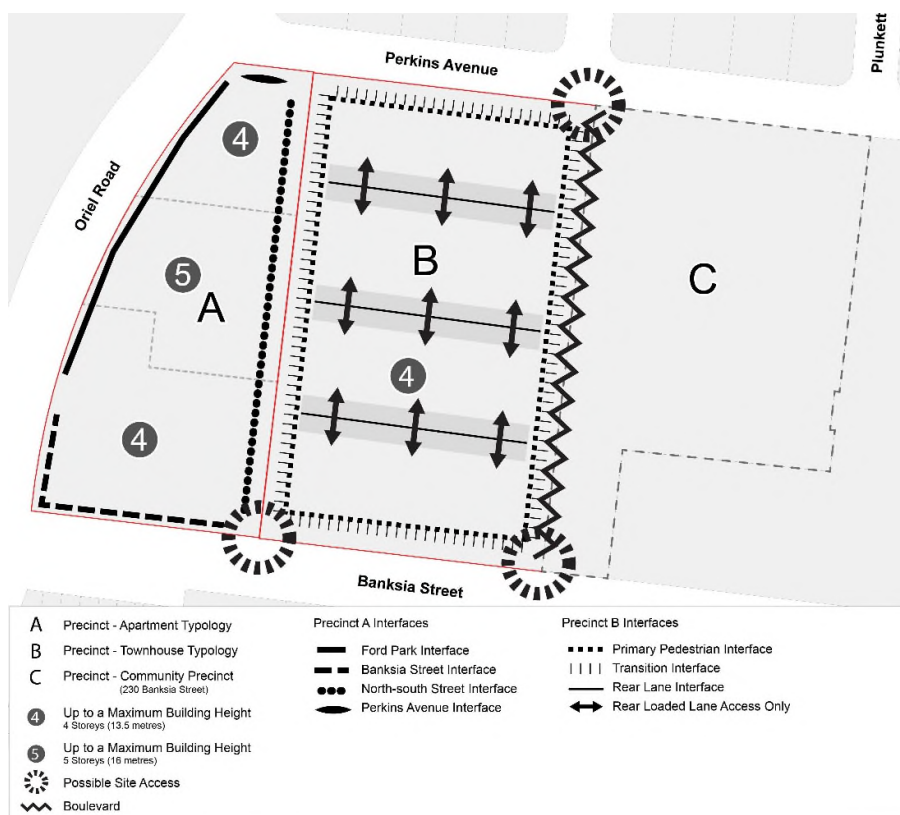


Figure 1 Concept Plan

BUILT FORM AND SETBACKS

The Development Plan should show:

- Buildings that do not exceed the 'maximum building heights' on the Concept Plan.
- Precinct A (Parks and Village Precinct):

- Apartment typology.
- Ford Park Interface set back at least 6 metres from Oriel Road property boundary to allow for tree planting.
- Banksia Street Interface to be set back at least 5 metres from Banksia Street property boundary to allow for tree planting.
- Perkins Avenue Interface to be set back at least 10 metres from Perkins Avenue property boundary to allow for a linear park.
- Precinct Street (North-south) Interface will be set back at least 9 metres from the eastern site boundary, to allow for a 3 metre wide pedestrian path, swale and open space.
- Built Height on corner of Oriel Rd and Banksia St to be up to a maximum of 4 storeys (13.5 metres).
- Built Height of central part of Precinct A (facing Oriel Rd) to be up to a maximum of 5 storeys (16 metres).
- Precinct B (Neighbourhood Precinct):
 - Townhouse typology.
 - Primary Pedestrian Interface to have at least 2 metre wide permeable open space.
 - Transition Interface to have a 1 metre zone which will not include built space, but may include balconies, pergolas, sunshades, and framing structures for plants.
 - Rear Lane Interface to allow for car access where garages are located.
- Setbacks and building heights to be generally in accordance with the specifications for each precinct, as described above and in the *Bellfield Master Plan Design Guidelines (2019)*.

OTHER BUILT FORM REQUIREMENTS

The Development Plan should show:

- Visual bulk of buildings reduced through appropriate separation between buildings, the placement of balconies and use of discontinuous forms, articulated facades and varied materials, in accordance with the *Bellfield Master Plan Design Guidelines (2019)*.
- Active frontages facing onto all public open space through:
 - Provision of low and/or transparent fencing and landscaping to allow for passive surveillance.
 - Avoiding large expanses of blank wall, large service areas, garbage storage areas, car parking and co-located or continuous garage doors along ground floor frontages.
 - Provision of individual entry doors to ground floor dwellings that have frontages to a road or internal connection.
 - Building entries along the site boundaries that are highly visible from public pedestrian pathways and open spaces.
 - The placement of entries, windows and balconies to facilitate passive surveillance of streets, open spaces and pedestrian paths.
 - Living areas orientated with windows and balconies to have aspect towards open spaces (where appropriate).
 - The location of resident car parking spaces within basement levels or suitably concealed within or behind buildings, or behind architectural features.
 - Private open spaces at ground level raised up to provide both privacy and outlook.
- Cohesive architectural design throughout the site, with the use of high quality, durable and low maintenance materials and colours that blend in with the surrounding environment.

LANDSCAPE AND OPEN SPACE

The Development Plan should show:

Precinct A:

- At least 25% of the plot must be deep soil to allow for the planting of trees to be consistent with State Governments minimum garden area requirements.

Precinct B:

- Each private lot to have at least 25% of its surface area as permeable open space
- Retention of all trees identified in the required Tree Management Plan as trees to be retained.
- Landscaped buffers and setbacks at residential interfaces, consisting of exiting trees to be retained and/or replacement canopy trees.

CIRCULATION AND ACCESS

The Development Plan should show:

- The provision of a north-south access road that allows for circulation of cars through the site, as well as access to Precinct A and B, and the community precinct at 230 Banksia Street.
- The location of pedestrian paths indicating circulation within and through the respective precincts and linkages from each of the respective precincts to nearby public open spaces, paths and roads.
- Location of on-site car parking for residents and visitors.
- Bicycle parking located at primary frontages in proximity to pedestrian access ways.

REQUIRED DOCUMENTS, PLANS AND REPORTS

The following information is required to support a Development Plan and must be prepared to the satisfaction of the Responsible Authority:

- **A Site Context Analysis and Design Response** that includes, but is not limited to:
 - The urban context and existing conditions showing topography, the surrounding and on site land uses, buildings, noise sources, access points, adjoining roads, cycle and pedestrian network and public transport.
 - Views to be protected and enhanced, including views to and from the site.
 - Building envelopes including maximum building heights, building setbacks to all interfaces, and building depths.
 - The proposed built form edge and interface treatments to adjoining streets, and adjacent residential properties.
 - Conceptual elevations and cross-sections, indicating level changes across the site.
 - Shadow diagrams of both existing conditions and proposed shadows, demonstrating that the overshadowing criteria identified in this schedule can be met.
 - The mix of land uses and the location of these uses in each building or precinct.
- **A Services and Infrastructure Plan** that addresses, but is not limited to:
 - An assessment of the existing engineering infrastructure servicing the site and its capacity to service the proposed development.
 - A description of the proposed provision of all appropriate utility services to development parcels.
 - A stormwater drainage master plan, including the location of any on-site drainage retention facilities.
- **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, including parking areas internal to the site and other likely impacts of the proposed development on arterial and local roads and mitigating works required such as offsite traffic management treatments.
- A **Landscape Masterplan** which show a species selection along key internal and external interfaces, and a delineation of public, communal and private open spaces and the treatment of these interfaces.
- An **Arborist Report and Tree Management Plan** that identifies existing trees to be retained, and/or the replacement of canopy trees, including the methodology for protecting the identified trees.
- An **Ecologically Sustainable Development Plan** that demonstrates how development on the site will achieve best practice standards and incorporate innovative initiatives.