

07/04/2016
C161**SCHEDULE 9 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO9**.

51 & 63A REGAN STREET, ST ALBANS**1.0**07/04/2016
C161**Requirement before a permit is granted**

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

- Any buildings or works, including the demolition or construction of part of any building, associated with the remediation of the land in accordance with or for the purpose of obtaining a Certificate or Statement of Environmental Audit under the *Environment Protection Act 1970*.
- Subdivision; and
- Removal or creation of easements or restrictions.

Provided the responsible authority is satisfied that the subdivision, buildings or works will not prejudice the preparation of the development plan.

2.007/04/2016
C161**Requirements for development plan**

A development plan must be prepared that includes the following elements to the satisfaction of the responsible authority.

- A **Concept Plan** which shows or provides the following information:
 - The proposed land use and development of each part of the land, having regard to the purpose of the General Residential Zone and Urban Floodway Zone;
 - A range of lot sizes, densities and housing typologies to achieve at least 200 dwellings on the land;
 - Indicative building heights and setbacks;
 - Staging Plan for development;
 - The continuation of Regan Street adjacent to the eastern boundary of the site, to the satisfaction of the responsible authority;
 - Locations for vehicle egress and ingress, road layout and the location of car parking areas;
 - Treatments for key interface areas (e.g. between open space, existing residential development, and the proposed development including identifying development that will front the proposed retarding basin);
 - How mature trees have been incorporated into the concept plan;
 - The reuse of the unique street lights within the development; and
 - Public open space.
- A **Town Planning Report** that includes:
 - How the proposed development plan will meet the planning policy framework on urban design, adopted Urban Design Guidelines for Victoria and the requirements of Clause 56 (as appropriate) of the Scheme.

- Indicative housing designs that will incorporate the use of environmentally sustainable design initiatives, such as the use of eaves, shading devices, noise attenuation and the orientation of windows and open space.
- A **Landscape Plan** including:
 - A consistent landscape theme across the site that complements any proposed future development and incorporates eucalypts planting;
 - The location and species of vegetation to be retained and Tree Protection Zones as per AS 4970 Protection of Trees on Development Sites;
 - The inclusion of any water sensitive urban design including locations and designs of retarding basins and means by which these will be managed; and
 - Proposed street cross-sections.
- An **Integrated Traffic Management Plan** including the following:
 - An existing conditions assessment;
 - The likely traffic generation of the proposed development and measures to mitigate impacts;
 - The road layout and design including the preferred road reserve widths and cross-sections;
 - The means of vehicle ingress and egress to and from the site;
 - Location and access points for on-site car parking; and
 - A pedestrian and bicycle network plan.
- A **Service Infrastructure Assessment** detailing:
 - The servicing requirements of the proposed development;
 - The availability of existing services to connect to the site to support the proposed development;
 - The management of stormwater on the land;
 - Any upgrades required to existing infrastructure; and
 - Any new infrastructure required to be provided.
- An **Adverse Amenity Impacts Report** prepared by a suitably qualified person(s) to the satisfaction of the responsible authority. The report must identify all potential adverse amenity impacts from the industrial property to the south-east and the Sunbury Rail line to the east and consider:
 - Whether the proposed use and development is likely to be affected by any odour, noise and dust sources from the industrial property to the east and south-east;
 - What ameliorative or remedial measures can and will be taken to minimise or avoid the adverse impacts identified in the report.
 - Whether the proposed use and development is likely to be affected by the Sunbury Railway line to the east having consideration of the Victorian Freight and Logistics Plan (2013) or similar.
- A **Flora and Fauna Assessment** that identifies areas of remnant indigenous vegetation and threatened species habitat for retention including:
 - Whether there is any native or indigenous vegetation in suitable conditions between October and November and following a 4 week period of no disturbance;

- A plan identifying the location, type, condition and size and existing vegetation on-site;
- Recommendations as to the retention value of the existing vegetation; and
- Suggested management of any native or indigenous vegetation.

At the request of or with the consent of the owner of the land affected, the development plan may be amended to the satisfaction of the responsible authority. The responsible authority may waive the need to provide any of the information detailed above that is not relevant to a particular development plan or part thereof.