

04/05/2017
GC46**SCHEDULE 17 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO17**.

This schedule applies to land generally known as:

- 95 Station Road and 814 Ballarat Road, Deer Park
- 27 Driscolls Road, Kealba
- 32A Green Gully Road, Keilor
- 18-24 Robertsons Road and 16-28 McCubbin Drive, Taylors Lakes

1.004/05/2017
GC46**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.

2.004/05/2017
GC46**Conditions and requirements for permits**

Except for a permit granted before a development plan has been approved in accordance with Clause 1.0 of this Schedule, a permit must contain the following conditions:

- 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, off-street vehicle parking for construction vehicles and employees.
 - 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.

3.0 Requirements for development plan

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In preparing a development plan or an amendment to a development plan, the following should be achieved:

- Where residential uses are proposed, a range of dwelling types, as appropriate, to cater for a variety of housing needs.
- Sustainable design features to address water management, solar access and energy saving initiatives, to deliver lower living costs for future residents.
- Variation to building forms across the site.
- Internal amenity for future residents.
- Protection of the amenity of adjoining sites by providing for a maximum of 2 storey built form adjacent to or opposite any existing single or double storey residential development.
- Graduation of taller buildings across the balance of the site with reference to analysis of shadow, visual amenity impacts and the character of the area.
- Appropriate buffer treatments at the interface with any non-residential uses on adjoining properties.
- A positive interface to adjacent public open space giving appropriate consideration to issues of safety and surveillance.
- Improved local permeability through provision of new pedestrian/cycle pathways or new local street networks where appropriate that link to the existing networks.
- Where provided, locate open space adjacent to existing or proposed pedestrian/cycle pathways.
- Retention of vegetation where appropriate.

Development plan components

The development plan must be prepared in consultation with the Roads Corporation and include the following information:

- Existing conditions plan, showing surrounding land uses and development, adjoining roads and pedestrian links, public transport routes, topography, existing canopy trees, vegetation and development and social infrastructure.
- Concept plans for the layout of the site which show:
 - Identification of sensitive interface areas.
 - The type and location of proposed uses on the site.
 - Proposed lot and road layout, new building orientation and location, indicative uses for each building, car parking areas, public roads, vehicle access locations, pedestrian and bike paths and areas and locations of private and public open space.
 - Stormwater and drainage management treatments including any water sensitive design, or integrated water management elements.
 - Three dimensional building envelope plans including indicative building heights and setbacks.
 - The design philosophy for the site and indicative architectural themes.
 - Shadow diagrams of proposed building envelope conditions at 10.00am, 1.00pm and 3.00pm at 22 September.

- An indicative development schedule including the number, type and density of dwellings and the floor area of any proposed non-residential uses.
- Where non-residential uses are proposed, details of the nature of the proposed use.
- A traffic management report and car parking plan, which identifies:
 - Roads, pedestrian, cyclist and vehicle access locations, including parking areas, both internal and external to the site.
 - Any traffic management measures.
 - Location of and linkages to public transport.
 - Car parking rates for all uses, including visitor parking.
 - Provision for bicycle facilities.
 - Proposed staging plan (if relevant).
- An arboricultural assessment of any significant vegetation on the land, including advice on the long-term health and retention value of such vegetation.
- A landscape plan for the site, including principles and guidelines.
- For 95 Station Street and 814 Ballarat Road, Deer Park, how any off-site environmental risks from the Orica site will be managed.
- For 32A Green Gully Road, Keilor, the views of the airport lessee company of Melbourne Airport.

The development plan for any part of the development area or for any stage of development may be amended from time to time 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 of a Development Plan.