

28/11/2013  
C156**SCHEDULE 28 TO THE DEVELOPMENT PLAN OVERLAY****DEVELOPMENT PLAN – ROXBURGH PARK NEIGHBOURHOOD CENTRE**

Shown on the planning scheme map as **DPO28**.

This schedule applies to 175 Donald Cameron Drive, Roxburgh Park known as the Roxburgh Park Neighbourhood Centre. The Development Plan is to provide for the coordinated development of the land for a range of commercial, retail, residential, open space and mixed use purposes, incorporating high quality design ensuring the development interfaces appropriately with the surrounding residential development and integrates with the adjoining road network.

**1.0**28/11/2013  
C156**Requirement before a permit is granted**

The Responsible Authority may consider an application to construct a building or construct or carry out works in the Roxburgh Park Neighbourhood Centre prior to the approval of a Development Plan, provided the buildings or works do not prejudice the preparation and approval of the Development Plan. Any permit granted must also be generally in accordance with the Figure 1 of this Schedule.

Before deciding on any application the responsible authority must consider:

- The purpose of the zone;
- Any approved Development Plan; and
- Any relevant agreement prepared under Section 173 of the *Planning and Environment Act 1987*.

A permit granted must:

- Be generally in accordance with any Development Plan.
- Include any conditions or requirements specified in this overlay.

Any application to subdivide land must be in accordance with the approved Development Plan. Any planning permit for subdivision must be in accordance with the approved Development Plan.

**2.0**28/11/2013  
C156**Conditions and requirements for permits**

A permit for subdivision and development of the site shall include provisions and conditions relating to the interface between the site and public space (laneways, streets, parks) and between the site and existing and proposed residential properties where applicable.

Any permit should include conditions which address, where appropriate, the following matters:

- Compliance with Development Plan.
- Compliance with any Building Envelope Plan(s).
- The provision of infrastructure to the satisfaction of the Responsible Authority.
- The maintenance of all landscaping, buildings and works to the satisfaction of the Responsible Authority.

**3.0**28/11/2013  
C156**Requirements of a development plan**

A Development Plan must be prepared to the satisfaction of the Responsible Authority, and must show and provide for the following to the satisfaction of the Responsible Authority:

**3.1**28/11/2013  
C156**General**

- the proposed use and development of each part of the land including details of the relationship of the land to existing or proposed use and development on surrounding land;
- an appropriate building envelope for each allotment which is large enough to accommodate a house and associated outbuildings;
- the pattern and location of a road system based on a safe and practical hierarchy of roads;
- major drainage lines, water features, proposed retarding basins and flood ways, and the means by which these will be managed and water quality maintained;
- areas proposed for revegetation, including tree species and density;
- the staging and anticipated timing of development;
- provision and development of land in accordance with any relevant agreement prepared under Section 173 of the *Planning and Environment Act 1987*;
- include a site assessment identifying any areas of potential contamination;
- include a traffic impact assessment report and Traffic Management Plan to the satisfaction of the responsible authority;
- set out the location of community facilities and public spaces;
- set out the design of streets including street design and widths, pedestrian access and areas, car parking, paving materials and street furniture;
- include guidelines to improve environmental sustainability including integrated water management and energy conservation;
- the Development Plan may consist of plans and/or other documents; and
- any other matters which relate to the development of the land.

**Traffic Management Plan**

- a traffic management plan to be approved by the responsible authority must be submitted with a development plan and indicate and incorporate:
  - vehicle, pedestrian and bicycle access through the site and to the surrounding transport and footpath network;
  - necessary traffic treatments and/or pavement materials to manage speed and minimise through traffic within the internal road network;
  - external intersection treatments identified within the traffic impact assessment report and the mechanisms to deliver these treatments;
  - ingress and egress points and the estimated levels of usage;
  - any proposed off site traffic management treatments;
  - the level, allocation and location of car parking on the land;
  - provision for the loading and unloading of vehicles;
  - access to public transport, pedestrian and bicycle movement and connections; and
  - an integrated approach to accessible public transport, pedestrian, bicycle connections and other private vehicular transport.

**3.2**28/11/2013  
C156**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:

- identify the general building footprint(s) and the total area of net floor area;
- set out the form and function of the activity centre including the proposed use and development of each part of the activity centre;
- set out how the design responds to any activity centre, safer design or other relevant design guidelines incorporated or referenced in the planning scheme;
- include a traffic impact report addressing anticipated traffic volume generation and likely impact on road networks and the suitability of access and egress arrangements;
- show arrangements for access to the activity centre from adjoining roads to the satisfaction of the responsible authority;
- identify vehicle access points onto surrounding road networks;
- include a Landscape Plan showing the overall landscape theme for the activity centre;
- set out provisions for car parking including the location and design of car parking areas and car parking spaces for proposed uses within the activity centre;
- set out provisions for pedestrian friendly access to the Neighbourhood Activity Centre from existing and new pedestrian links;
- set out arrangements for the provision of service areas for deliveries and waste disposal including access for larger vehicles and measures to minimise the impact on the amenity of the activity centre and any adjoining residential development;
- detail the interface arrangements between the Neighbourhood Activity Centre and adjoining residential land uses; and
- set out how public transport services will be provided to the activity centre including the identification of suitable bus routes and stops on adjoining roads in accordance with the Public Transport Guidelines for Land Use and Development.

### 3.3 Subdivision

28/11/2013  
C156

The proposed subdivision layout for the development which:

- provides a wide variety of lot sizes and a wide range of densities allowing for a variety of housing types and other compatible land uses;
- ensures the future lots that directly interface with Kennedy Parade and Truscott Avenue are designed at a height and density that responds to the urban character existing within Roxburgh Park, particularly the urban character of existing dwellings located along Kennedy Parade and Truscott Avenue;
- takes into consideration the topography of the land;
- provides for vehicle, pedestrian and cycling linkages through the land;
- details the lot mix, orientation and any areas proposed for medium density development;
- includes an assessment of all proposed residential subdivision against the requirements of Clause 56 as specified in the zone;
- includes the proposed road layout pattern, including all vehicular access points to the land which:
  - provides convenient internal and external access for residents; and
  - provides road links to adjoining areas;
- provides a parking scheme for the entire site;
- details of any proposed public open space, recreation and leisure facilities, including where relevant, proposed playgrounds, walking and cycling links;

- includes existing walking/cycling links through Roxburgh Park and the subdivision layout can accommodate connections to the existing path network;
- acknowledges and considers the Melbourne Water Pipe Track Easement;
- includes proposed physical and community infrastructure;
- details proposed accessible public transport routes and facilities developed in conjunction with the Public Transport Division of the Department Transport, Planning and Local Infrastructure, including demonstration that 95% of dwellings can be located within 400metres of a bus stop;
- includes any potential overall landscaping proposals; and
- provides a servicing report to show the connection of all lots to reticulated services, including consideration of the views and land requirements of the relevant authorities.

### 3.4 Urban Design

28/11/2013  
C156

That Urban Design Guidelines be approved by the Responsible Authority that:

- provide for a high quality built form which is responsive to the site, provides high amenity interfaces between buildings and adjacent uses and builds on and contributes to the character of the area;
- provide for active frontages to key pedestrian interfaces within and surrounding the site;
- provide for the activation of the corner of Bridgewater Road and James Mirams Drive streetscapes through the siting of built form to the property boundary or footpath network;
- provide for appropriate weather protection for pedestrians within the Neighbourhood Activity Centre;
- provide for appropriate interface treatments between non-residential built form and residential buildings within the site;
- provide for a built form which encourages natural surveillance of the surrounding streets, car parks, and primary pedestrian linkages through the site;
- provide safe, direct and attractive pedestrian linkages through the site from key access points including connections to car parking, public transport, residential land (where practicable and appropriate);
- provide for the use of environmentally sustainable principles into the design of new built form, car parks and landscapes; and
- provide for the use of design features for people of all abilities in compliance with the Disability Discrimination Act 1992 standards.

### 4.0 Decision guidelines

28/11/2013  
C156

- In assessing a Development Plan or an amendment to a Development Plan, the responsible authority must consider the:
  - purposes of the zone(s) and any other relevant provisions of the planning scheme;
  - movement network both internal and external to the site;
  - views of Melbourne Water in relation to the use of the Melbourne Water Pipe Track Easement;
  - interface of the site with adjoining development and uses; and
  - any relevant agreement prepared under Section 173 of the Planning and Environment Act 1987.

Figure 1 - Indicative Plan

