

02/11/2006
C58**SCHEDULE 6 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO6****29-63 BREEZE STREET, BONBEACH**

This Schedule applies to land located at 29-63 Breeze Street, Bonbeach, bounded by the Bonbeach Primary School, the Patterson River Country Club and Brixton Street, Bonbeach.

1.002/11/2006
C58***Requirement before a permit is granted***

Before a development plan has been prepared to the satisfaction of the responsible authority, a permit may be granted for the following:

- a fence;
- the removal, destruction or lopping of native vegetation;
- earthworks;
- the demolition of a building;
- a sales suite and a maximum of 10 display homes. An application must clearly demonstrate, to the satisfaction of the responsible authority, that the siting, building and landscape design, infrastructure provision, temporary and permanent access arrangements and visitor car parking provision for the proposed display homes does not jeopardise or prejudice in any way the orderly and proper planning for the land to be outlined by the subsequent submission of the development plan;
- the creation, variation or removal of an easement;
- subdivision of land subject to no additional lots being created;
- temporary signage.

2.002/11/2006
C58***Conditions and requirements for permits***

None specified.

3.002/11/2006
C58***Requirements for development plan***

The Bonbeach Development Plan may comprise of a development plan, report and associated consultant reports, and must provide for the following principles:

- An Urban Design Framework that responds to the local coastal neighbourhood character with a responsive transition between existing and future housing. Built form outcomes for the site are to be appropriately articulated and modulated to reflect a contemporary approach through high quality materials and finishes.
- Integration with surrounding community facilities and services. Linkages through the site must be provided to ensure effective connectivity:
 - From within the site to Brixton and Breeze Streets;
 - Via shared pedestrian and bicycle paths through the site to link key areas of open space within the surrounding area;
 - From Haldane and Warren Streets to the Bonbeach Primary School.

- Adequate levels of parking for visitors to the site must be provided for drop off or pick up children from the adjoining Bonbeach Primary School
- Provision of a shared pedestrian and bicycle path through the site to link key areas of open space within the surrounding area
- Modified grid layout that avoids back fences adjoining areas of public open space and the Bonbeach Primary School.
- Protection of the Coast Banksia Woodland to the south west corner of the site including the four large Coast Banksias (*Banksia Integrifolia*), the Damp Sands Herb-Rich Woodland along the northern boundary adjacent to Brixton Street, the Mat Grass (*Hemarthria uncinata*) located adjacent to Brixton Street west of the Damp Sands Herb-Rich Woodland and a small patch of Swamp Scrub located along the eastern boundary of the site
- Adoption of best practice water sensitive urban design methods and techniques throughout the site to respond to localised drainage matters.
- Multi-unit housing and housing on lots less than 300m² should be located within the site, not abutting existing streets and existing residential properties, and should not exceed three storeys in height.

The Bonbeach Development Plan must show or include the following:

General

- Site plan and context analysis that identifies the key attributes of the land and its context. The plan or plans must be drawn to scale and show: -
 - the boundaries and dimensions of the site;
 - movement systems through the site and the surrounding area;
 - location and use of surrounding buildings and private open space;
 - levels and contours of the site and differences in levels between the site and surrounding properties;
 - indication of key public open spaces, community facilities and services, shops, and public transport services within the immediate vicinity of the site;
 - location of existing services, easements and other encumbrances;
 - siting and species of all trees on the land;
 - urban character analysis.

Subdivision

- A broad concept plan of the subdivision and development layout, including:
 - the boundary of development;
 - the proposed land uses on the site;
 - the proposed layout and orientation of lots on the site;
 - an indication of the density of development on the site;
 - any areas proposed for medium density housing;
 - the proposed road network, including vehicular access points to the adjoining roads;
 - a modified grid road layout that avoids back fences adjoining areas of public open space and the Bonbeach Primary School;
 - key pedestrian and cycle links into the site;
 - the location and amount of public open space;

- the location of any retarding basins/wetlands used for stormwater management purposes.
- Frontage setbacks to existing streets should be a minimum of 5 metres except that on corner lots the side setback from existing streets should be at least 3 metres.

Open Space and Landscaping

- A flora and fauna assessment including:
 - an assessment of all flora and fauna on the site;
 - an assessment of the ecological significance of the site;
 - recommendations in order to achieve an ecologically sustainable development in terms of biodiversity.
- A landscape concept plan showing:
 - the location of significant trees and areas of vegetation to be retained in the development and removed;
 - key design principles and indicative plant palette which indicates the appropriate species selected for planting throughout road reserves, along the site's key external interfaces and within the proposed public open space areas;
 - provision and layout of public open space areas;
 - landscape details of Water Sensitive Urban Design (WSUD) treatments where appropriate to address stormwater management and quality objectives; and
 - public space elements which reinforce a local sense of place or identity, promote safety and surveillance and encourage use.

Ecologically Sustainable Development (ESD) Guidelines

- ESD Guidelines indicating:
 - water sensitive urban design principles for stormwater runoff;
 - the use of tanks to collect rainwater for reuse within dwellings and for garden watering; and
 - opportunities to introduce energy efficient water heating systems throughout the development.

Traffic and Access

- The internal road, bicycle, and pedestrian path layout showing the location of ingress and egress points and pedestrian and bicycle connections within the site to adjoining land;
- the location of visitor car parking on the land;
- details regarding road widths to ensure that all streets are designed to allow for service vehicles to appropriately manoeuvre; and
- a traffic engineering analysis in respect of expected volumes, which gives guidance on any necessary treatments of intersections to surrounding external streets, the internal street functional hierarchy and the location of any proposed traffic management devices.

Urban Design

- Urban Design Framework that details:
 - built form outcomes for the site to be appropriately articulated and modulated to reflect a contemporary approach through high quality materials and finishes;

- details of the street design and landscape that provide a well connected road network with co-located access for all users;
- a building envelope for the medium density in the north-east corner of the site that provides for:
 - the maximum building height of 3 storeys;
 - the building line setback a minimum of 9 metres from Brixton Street;
 - a 3 metre setback from other streets;
 - variable setbacks along the frontages to public open space
 - avoiding back fences adjoining areas of public open space.
- the proposed methods to deal with the site's boundary interfaces to all site frontages including:
 - the presentation of the development to its Brixton and Breeze Street frontages;
 - the development interface with the adjacent residential development;
 - the development interface with the adjoining School and School Hall;
 - the key linkages through the site to ensure effective connectivity including disability access from Haldane and Warren Streets to the Bonbeach Primary School and from within the site to Brixton and Breeze Streets;
 - the relationship between the proposed public open space areas throughout the development and the Bonbeach Primary School, the School Hall and open space areas beyond the site;
- the development interface with proposed public open space areas.

Engineering

- Identification of engineering services available to the site (including stormwater and drainage, sewer, water supply, electricity, gas and telecommunications) and any development opportunities and constraints that they present for future development.