

08/05/2008
C55**SCHEDULE 8 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO8****REDEVELOPMENT OF AUSTRAL BRICKS SITE, 525 STUD ROAD, SCORESBY**

The purpose of this Schedule is to ensure development of the land occurs in the manner envisaged in the *Austral Bricks Scoresby Urban Planning Guidelines*, May 2007 and to require a range of detailed planning issues to be resolved prior to commencement of redevelopment of the land.

1.0**Requirement before a permit is granted**08/05/2008
C55

Prior to the granting of a permit an agreement between the owner of the land and the Responsible Authority under Section 173 of the *Planning and Environment Act 1987* must be entered into to the satisfaction of the Responsible Authority which in addition to the usual machinery provisions must require that the owner provide for:

- Development contributions towards:
 - the installation of traffic signals at the intersection of Stud Road and Mockridge Street, at no cost to the Responsible Authority;
 - provision of open space, including but not limited to a 10m strip and pedestrian path at the frontage of Stud Road; and
 - provision of financial resources towards establishment of a community facility by making a contribution of \$125,000 payable to Council immediately upon the approval of a Development Plan. The amount must be indexed annually from June 2007 by reference to the ABS non-residential buildings construction index (ABS 4113) until it is paid.
- a geotechnical information report, including information about the fill and compaction of the land.
- Maintenance of wetlands and stormwater quality works, including the removal of sediment, for a period of two years after the completion of roadworks construction and in-ground infrastructure works.
- Preparation of a Wetlands Operation Plan, to the satisfaction of the Responsible Authority, prior to hand over to the public land manager of the ownership and management of stormwater infrastructure subsequent to the maintenance period.
- Arrangements for handover to the public land manager of the ownership and management of stormwater infrastructure subsequent to the maintenance period.
- Cessation of use of the mobile phone tower by December 22, 2014 and removal of the structure by June 22, 2015.
- Retention of a buffer between the mobile phone tower and residential lots within the development while use of the mobile phone tower continues. The buffer shall be defined by a detailed assessment undertaken by a suitably qualified person in accordance with the Telecommunications Code of Practice 1997.
- Preparation of an independent report to identify any redundant items, materials or features which can be salvaged, stored and used from the site within public open space (e.g. public art) that provides an interpretation of the site's industrial heritage.

Prior to the granting of a permit an Environmental Management Plan addressing the construction activities proposed on the land must be prepared to the satisfaction of the responsible authority.

2.0 Requirements for development plan

08/05/2008
C55

The Development Plan must be generally consistent with the objectives and principles set out or described in the *Austral Bricks Scoresby Urban Planning Guidelines*, May 2007.

The Development Plan must include a set of Urban Design Guidelines, to guide the built form of development and the Urban Design Guidelines must include the following:

- Setback of dwellings from frontages to collector streets and Stud Road.
- Heights and massing/building bulk of multi-unit dwellings and buildings within the neighbourhood centre.
- Lot orientation.
- Interface treatments of buildings adjacent to Stud Road open space.

The Development Plan must include a plan or plans that address the following principles:

Sustainable neighbourhood and water management

- Create a compact, walkable neighbourhood with good access to public transport services and neighbourhood centre and consistent with the neighbourhood principles of Melbourne 2030 or any other sustainable neighbourhood principles contained in this Scheme.
- Integrate Water Sensitive Urban Design and sustainable water management.
- Collect, treat and detain stormwater from normal rainwater events on site before discharging into existing drainage system.
- Provide an on-site stormwater retardation basin at the north-east corner of the site to temporarily hold water following major storm events.
- Stage the construction of the development in such way as to minimise disruption to on-site wetland habitat.
- Use appropriate vegetation including indigenous and drought resistant trees, shrubs and parkland grasses that will enhance the local habitat values.

Residential lot design

- Provide for the staged subdivision and development of the land with a range of lot sizes and housing types to accommodate a diverse range of housing needs. . Stages are to be not less than 50 lots.
- Provide a variety of building forms, orientation and materials.
- Use built form adjacent Stud Road to ameliorate intrusive road noise.
- Include street set backs that can accommodate gardens to complement quality streetscapes.
- Design a lot layout that maximises community interaction and personal safety, including surveillance of pedestrian link to O'Connor Road.
- Minimise visual impact of all new dwellings at the interface with existing dwellings on adjoining land by:
 - Restricting height of new dwellings to 7.5metres measured along a horizontal plane from the natural ground level on the boundary with the adjoining properties.

Neighbourhood centre

- The neighbourhood centre is to provide a feature entrance to the development.
- Allow for a neighbourhood centre that can provide community services and facilities such as a local shop, medical centre, postal agency, community centre, a brick sales and display centre (which may include limited office accommodation) to reflect the site history.
- Encourage a provision of a range of higher density residential opportunities in or close to the neighbourhood centre, which integrate cohesively with the retail, community services and facilities likely to be found in the neighbourhood centre.
- Orient entrances to the neighbourhood centre to a connector street to support street-based community interaction.
- Ensure the neighbourhood centre is located at a focal point within the road network and adjoining an appropriately sized area of space.
- Encourage the use of brick and clay pavers on footpaths throughout the neighbourhood centre as part of an urban design theme to reflect the history of the land.

Landscape and public open spaces

- Provide formal and informal public open spaces consistent with the hierarchy described in Clause 56 of the Scheme that offer opportunities for passive and informal active recreational activities.
- Avoid small and disconnected areas of open space.
- Provide a minimum 10% of the land for public open space, excluding the maximum water surface area of any wetland environment, that includes but is not limited to, an area of at least:
 - 0.8ha suitable for informal active recreation, located towards the south-east corner of the site; and
 - 4ha suitable for a public park which allows for passive recreation, located at the north-east corner of the site, or an alternative area and location to the satisfaction of the responsible authority.
- Ensure areas of open space are generally connected by linear green corridors to enable shared pathway connectivity from the site's south-east corner, to the north-east corner and then up to Stud Road, generally aligned with the site's northern boundary.
- Provide a 10m strip of open space along the Stud Road frontage of the site (not part of the contribution for 10% minimum area of public open space).
- Provide access to areas of open space within 400m of each dwelling.
- Focus open spaces towards the rear of the site, to maximise quality and 'quiet' areas of open space.
- Integrate 'best practice' water sensitive urban design in the landscape design of the open space and streets.
- Incorporate opportunities for public art, particularly with references to the history of the site.
- Locate areas of open space and pedestrian linkages to optimise safety through passive surveillance and baffled lighting.
- Enhance existing site features especially views to the Dandenong Ranges, interesting topography, wet and dry habitats.
- Provide for removal of bunds and vegetation not suitable for retention and establishment of vegetation that will enhance local habitat values.

Pedestrian and bicycle circulation

- Create dedicated, shared paths through open space corridors and connector streets to enable pedestrians and cyclists to co-travel safely and encourage informal active recreation.
- Extend pathways to provide safe and direct movement of pedestrians and cyclists through and between neighbourhoods and to the Scoresby Secondary College.

Neighbourhood street network

- Provide two signalised entrances to the land from Stud Road.
- Locate connector streets on the view axes and along parkland edge.
- Ensure the local street layout is simple and easy to follow.
- Provide access to public open spaces through very low traffic volume streets.
- Ensure the street layout enhances natural surveillance and safety along the edges of the Scoresby Secondary School grounds at the south eastern corner of the site.
- Integrate traffic calming mechanisms, provision of appropriate lighting and shade that will enhance pedestrian permeability and safety.
- Provide the opportunity for bus movement through the site that will facilitate and encourage the use of public transport.