

11/07/2014
C91

SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO3**

BAYSWATER ROAD RESIDENTIAL DEVELOPMENT AREA

1.0 Requirements for development plan

19/01/2006
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The development plan may consist of plans or other documents and may, with the consent of the responsible authority, be prepared and implemented in stages.

The development plan must describe:

- The land to which the plan applies.
- The proposed use and development for each part of the land.

The development plan may be amended to the satisfaction of the responsible authority.

The development plan must address the following issues:

2.0 Feature Surveys, Land Capability and Potentially Contaminated Land

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The following documents must be included in the development plan:

- A topographical survey of the entire site, indicating contour levels and geographical features which represent an opportunity or constraint to design.
- A full feature survey, noting physical features to be retained and any historic elements that will be incorporated into the residential design.
- A vegetation assessment, identifying the location, species and health of vegetation on the site, in the Bayswater and Bayfield Road reserves and in the Bungalook Creek reserve.
- A land capability assessment which is referenced to the findings of these feature surveys and which demonstrates the physical suitability and environmental sustainability of each lot proposed to be created in the residential subdivision design.
- A design response statement explaining how any proposed subdivision has responded to the features, opportunities and constraints of the site and how any proposed subdivision relates to surrounding land uses and physical characteristics.

3.0 Movement Network

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To enable pedestrians, vehicles and bicycles to easily, conveniently and safely move through the residential subdivision and between the site and all abutting roads and public open space, it is necessary for an integrated road, pedestrian and bicycle network to be designed for the site. This design information must include:

- A traffic management plan identifying the hierarchy of the internal road network.
- An internal road network that provides southerly views and access points to significant canopy trees located adjacent to or in the Bungalook Creek reserve and any other prominent site or environmental feature.
- A detailed assessment of the future traffic function of Bayswater Road, Bayfield Road and the connecting intersection and indicative design treatments for any consequential upgrade of these roads and the intersection that may be required as a result of increased vehicular traffic associated with the proposed residential subdivision. This assessment and design must be undertaken by a suitably qualified person.

- Details of the location and design of a service road treatment to Bayswater Road, to allow residential frontage to this road.
- The location and type of access points to Bayfield Road, taking into account existing vegetation, the existing road network and opportunities and constraints identified in the feature survey and land capability assessment.
- No vehicular access between the internal road network of the residential development on the land and Bayswater Road.
- The provision of internal road frontage to any areas of open space or in appropriate locations, the Bungalook Creek Reserve or landscape buffer to the Creek.
- Direct pedestrian links between the subdivision and the linear open space along the Bungalook Creek reserve.
- Direct pedestrian links with Bayswater Road and Bayfield Road.
- The location of footpaths within the residential development.

4.0

Lot Size and Layout

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An indicative lot layout for the subdivision including:

- Residential lots fronting a service road designed and constructed on the Bayswater Road frontage of the integrated site.
- Larger residential lots directly fronting Bayfield Road.
- In appropriate locations, an urban design treatment which allows residential lots to either front or have surveillance of the open space setback along the Bungalook Creek Reserve.
- Larger residential lots adjacent to the historic Boonong Homestead which is located at 273 Bayswater Road, Bayswater North.
- An explanatory statement illustrating the demand for the range of lots provided.
- The location of a vehicles crossing for each lot.

5.0

Building Envelopes

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Building envelopes must be shown for all lots that:

- Abut the Bungalook Creek Reserve linear open space.
- Abut any areas of public open space.
- Have frontage to Bayfield Road and which provide a range of setbacks between 5 - 7 metres. No more than two consecutive lots may utilise the same setback and all variations in setback must be equivalent to at least one (1) metre.
- Contain remnant native vegetation or existing canopy vegetation, required to be retained as part of the vegetation survey of the land.

6.0

Landscape Plans and Vegetation Retention

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The Development Plan must make provision for:

- The retention of existing remnant native vegetation and exotic vegetation (including dead vegetation deemed to have habitat value) identified in the Vegetation Survey, in both the open space setback area and across the development site.

- A consistent and uniform public area landscape design theme for the site, including public open space and buffer areas, taking into account existing vegetation and the desire to develop a high quality residential area.
- The integration of cypress rows in residential settings can be problematic and consideration may be given to their removal in whole or in part provided locations for the planting of suitable alternative species can be demonstrated.

7.0 Public Open Space

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The location and treatment of public open space areas, including the location of pathways or other linkages to the proposed open space network. The public open space network of the site must include:

- Proportionately located open space nodes at strategic locations along the Bungalook Creek reserve where the creek comes close to the edge of the existing reserve and where significant canopy trees must be retained. This shall include a 12m wide vegetated public open space buffer along the northern boundary of the Bungalook Creek reserve. These open space nodes must be designed to ensure that they are accessible by all residents from each part of the site and can be monitored by adjoining and nearby residential properties.

8.0 Location of Utility Services

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An indicative plan of utility services must be prepared. The plan must show:

- All services located underground.
- The location of substations, transformers and other bulky items of infrastructure.

9.0 Management Plan

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A management plan must be prepared and incorporated as part of the development of the site. The management plan must include:

- Mechanisms for the protection of remnant vegetation during construction and development of the site.
- A stormwater management plan, detailing mechanisms to prevent sediment, litter and contaminated stormwater entering the stormwater system, the abutting road network, adjoining properties, areas of proposed public open space or the Bungalook Creek, during and after the construction of the subdivision.