

18/02/2014
GC5

SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO4**.

BRANDON PARK RESIDENTIAL DEVELOPMENT PLAN.

1.0

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Requirement before a permit is granted

A permit may be granted before a development plan has been prepared for:

- Use.
- To construct a building or carry out works.
- Subdivision of the land into superlots or to realign property boundaries, or create a road, or create or remove easements.

Before granting a permit the responsible authority must be satisfied that the permit will not prejudice the future use and development of the land in an integrated manner.

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Conditions and requirements for permits

Before deciding on an application to use or develop the land the Responsible Authority must consider:

- Whether the proposed use or development is in accordance with the purposes of the zone;
- Whether the use or development is generally in accordance with the Brandon Park Structure Plan, February 2013; and the requirements of the Brandon Park Residential Development Plan detailed in Clause 3.0 below.
- The orderly development of land including management of traffic, car parking, the provision of pedestrian ways and open space.
- The overall objective for the land to achieve an integrated residential development offering a choice and diversity of housing opportunities and types in a neighbourhood setting that has been master planned to provide a distinctive and attractive urban design.
- The following design objectives for the land:
 - To create a high quality urban environment.
 - To ensure that the traffic impact of development does not adversely impact the safety and efficiency of the local road network.
 - To provide for the integration of the development with the surrounding neighbourhood structure, including opportunities for improved local permeability through provision of new pedestrian and cycle pathways or new local street networks where appropriate.
 - To provide for attractive and landscaped settings for public spaces and streetscapes.
 - To protect significant trees along Strada Crescent that are included in the Heritage Overlay.
 - To provide opportunities for a treed canopy to be established within the site.
 - To provide for a range of dwelling types that cater for a variety of housing needs.

- To incorporate sustainable design features to address water and waste management, solar access and energy saving initiatives, to deliver lower living costs for future residents, initiatives into the development.

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Requirements for development plan

The Brandon Park Residential Development Plan should show:

- Existing conditions plan, showing surrounding land uses and development, adjoining roads and pedestrian links, public transport routes, topography and infrastructure provision.
- Concept plans for the site which shows the location and orientation of new buildings, car parking areas, public roads, vehicle access locations, pedestrian and cycle paths and areas of private and public open space.
- Where residential uses are proposed, a diverse mix of housing types.
- Where non residential uses are proposed, details of the nature of proposed use, including hours of operation, staff and visitor numbers, and a traffic and parking management plan.
- Preferred building heights that allow for a graduation in building heights across the site as follows:
 - 2 storeys opposite existing single storey residential development in Collegium and Academy Avenues;
 - 3 storeys opposite residential development in Strada Crescent; and
 - Up to 5 storeys towards the central and western portions of the site, sited and designed with reference to an analysis of sight lines from the residential interfaces in Strada Crescent and Collegium and Academy Avenues, that identifies where built form of up to 5 storeys can be integrated without significant visual impact on the residential environments.
- Development setback a minimum of 4.5 metres opposite existing houses, except in those parts of the site where there are large trees rated as 'moderate' within the Tree Logic Arboricultural Assessment (dated 26 April 2013) that are located within 15 metres of the frontage to Collegium Avenue, Strada Crescent or Academy Avenue, in which case the development setback should be sufficient to accommodate retention of the identified large tree(s).
- Provision of at least six indented car spaces on Collegium Avenue opposite the existing Kindergarten and Infant Welfare Centre for short term parking associated with these uses.
- Provision of an east-west pedestrian and bicycle link from Strada Crescent through to Brandon Park Drive and the shopping centre.
- Provision of 15% open space, including Public Open Space and complemented by the 15 metre wide plantation reserve adjacent to Strada Crescent within the Heritage Overlay, and any areas of the site that are nominated for drainage/wetland purposes.
- Retention within the front setbacks of buildings, public open space and street reserves of mature canopy trees that were rated as 'moderate' by the Tree Logic Arboricultural Assessment dated 26 April. In particular the design should incorporate the retention of groups of trees in the centre of the site (including tree groups 1, 2 and 6 identified in the Tree Logic assessment) the row of trees along Strada Crescent that are within the Heritage Overlay, and large trees within 15 metres of the Collegium Avenue and Academy Avenue frontages of the site.
- The subdivision layout of the site including lot numbers, and approximate lot size.

- The type of housing proposed for each lot.
- The design philosophy for the site and indicative architectural themes including car parking areas and garages so that they do not dominate the street or any public open space.
- Shadow diagrams of proposed building envelope conditions at 10.00am, 1.00pm and 3.00pm at 22 September.
- A traffic management report and car parking plan and where required traffic management measures which includes:
 - Identification of roads and typical cross sections of the road network (including connections with the existing road network), pedestrian, cyclist and vehicle access locations, including parking areas, both internal and external to the site.
 - Location and linkages to public transport.
 - Car parking rates for all uses, including visitor parking.
 - Provision for bicycle facilities.
- A landscaping plan which shows:
 - The landscape concept and theme for the site.
- The principal features of the drainage systems, in particular works proposed to manage on-site stormwater detention.
- The proposed staging of development.

4.0 Display of Development Plan

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Before deciding to approve a development plan, the responsible authority must display the plan for public comment.

Notice of the development plan must be given to the owners and occupiers of adjoining land.

A development plan must be displayed or further information required within 28 days after the plan is received by the responsible authority. The plan must be displayed within 14 days of satisfactory further information being received.

The development plan must be displayed for at least 14 days but no longer than 28 days.