

13/03/2014  
C79

## **SCHEDULE 12 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO12**.

### **FORMER ANGLESEA PRIMARY SCHOOL SITE**

#### **1.0 Requirement before a permit is granted**

13/03/2014  
C79

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

- A post and wire fence.
- Minor extensions, additions or modifications to an existing use or development.
- The temporary use of an existing building for a permit required use.

#### **2.0 Conditions and requirements for permits**

13/03/2014  
C79

A permit granted must contain conditions requiring the following documents to be submitted prior to commencement of any development to the satisfaction of the responsible authority:

- A construction management plan that details measures to:
  - protect any significant vegetation on and adjacent to the site;
  - minimise the impact of construction on neighbouring properties and uses; and
  - protect council assets, including access roads.
- A landscape plan for the planting of private land, public open space areas and street reserves. The plan shall include locally indigenous species and include the provision of canopy trees.

#### **3.0 Requirements for development plan**

13/03/2014  
C79

The development plan must:

Be designed to achieve the following objectives:

- To facilitate the integrated development of the land for a range of community and residential uses, treating the former School site as one consolidated parcel.
- To develop an attractive and high amenity residential and community precinct that integrates with adjoining residential areas.
- To ensure that the combination of uses, their scale and design are compatible with:
  - The low scale vegetated non-suburban coastal character of Anglesea;
  - The amenity of the surrounding residential land uses; and
  - The capacity of the existing street system, and any proposed modification, to accommodate an increase in vehicle traffic.
- To ensure that development of the land is undertaken in a coordinated manner in accordance with an appropriate staging plan and does not prejudice the amenity of the surrounding area.

Be based upon a detailed site analysis that has regard to:

- The existing and strategic land use and planning context;

- Surrounding land uses;
- Site specific constraints and opportunities, including significant vegetation, site topography and any other site specific features;
- The provision of urban services.

Include a concept plan for the development of the site that shows:

- An indicative land use and lot layout that provides for:
  - a diversity of housing types, sizes, tenures and densities, with a substantial proportion of one and two bedroom dwellings;
  - other forms of residential accommodation as appropriate, e.g. residential aged care, nursing home, retirement homes, affordable housing;
  - a range of interrelated community facilities;
- An indicative road network for the whole of the land and access points onto the surrounding road network;
- An internal bicycle and pedestrian path network that links with surrounding areas;
- The provision of car parking and bicycle storage facilities;
- Areas of public open space.

Include a landscape concept plan that incorporates the following features:

- A planting theme using indigenous species for any internal road reserves and areas of public open space;
- Landscaping which reinforces site components such as entry points and circulation routes;
- A prohibition on the planting of environmental weeds on any part of the land;
- Reuse of surplus soil resulting from the development of the land for landscaping works.

Include a traffic engineering analysis that:

- Outlines likely vehicle numbers and car parking requirements generated by the proposed development and mix of uses;
- Details requirements for all requisite traffic management measures (internal and external) to improve traffic flows and road safety.

Include an urban services analysis that:

- Details how drainage, sewerage, water supply and telecommunications infrastructure will be provided in accordance with relevant authority requirements.