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

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

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

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.