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SCHEDULE 8 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO8**.

1.0

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Overlay strategic basis

The *North Dennington Structure Plan 2014*, provides the strategic basis for the design and development provisions of this overlay.

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Requirement before a permit is granted

The responsible authority may grant a permit for subdivision, use or development prior to the approval of a development plan only, if in the opinion of the responsible authority, the grant of the permit achieves the objectives of the *North Dennington Structure Plan* and the proposal satisfies the criteria set out in Chapter 10 of the *North Dennington Structure Plan*.

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Conditions and requirements for permits

Any application for subdivision must be accompanied by a Traffic Study that reviews road infrastructure requirements and road management requirements unless this requirement has been met to the satisfaction of the responsible authority at the development plan stage.

Any application for subdivision must be accompanied by a Servicing Report that reviews available services and drainage and identifies any interim or ultimate servicing and drainage requirements to service the subdivision, use or development unless this requirement has been met to the satisfaction of the responsible authority at the development plan stage.

Any permit granted must include conditions relating to road infrastructure upgrades and traffic management measures required by the Traffic Study to the satisfaction of the responsible authority.

Any permit granted must include conditions relating to servicing upgrades required by the Servicing Report to the satisfaction of the responsible authority.

Any permit granted must include conditions required to give effect to the development plan.

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Requirements for development plan

Development Plan Objectives

A development plan must be generally in accordance with the *North Dennington Structure Plan*.

A development plan must address the following objectives:

Overall Objectives

To implement the vision depicted in the North Dennington Structure Plan to establish a residential community providing for diverse housing densities and lifestyle opportunities, with high quality urban design outcomes that reflect the environmental assets and landscape attributes of the location abutting the Merri River, with specific reference to the following plan elements:

- Land use and density
- Movement and access
- Open Space and natural environment

- Built environment and heritage
- Services, utilities and staging.

To implement the layout, design and density objectives of the *North Dennington Structure Plan*.

Land Use and Density Objectives

To provide for land uses and housing densities that:

- Provides diversity in lot sizes and housing styles that responds to site context, landscape, topography and view lines,
- Focuses smaller lots capable of future subdivision/development in areas designated as appropriate in the North Dennington Structure Plan.
- Achieves an overall density of 12 lots per net developable hectare across the structure plan area.
- Incorporates a high amenity character through use of diverse streetscape cross-sections and treatments to provide a context for diverse and higher density housing outcomes in appropriate locations as identified in the North Dennington Structure Plan.
- Incorporates sensitive design of lots and siting of housing to preserve opportunities for infill subdivision/development to occur over time.
- Identifies measures to sensitively address areas of significant slope.
- Incorporates an identifiable and accessible community hub on Coghlan's Road, incorporating a community centre and the St Johns Primary School.
- Identifies opportunities for potential shared use of community facilities.
- Identifies any other locations of proposed non-residential uses.

Movement and Access Objectives

To provide a movement network, including a connector road, local street and pedestrian/cycle path network that:

- Responds to the topography and existing road reserves (internal and external to the development plan area).
- Establishes a modified grid-based local road network with a high level of streetscape diversity, including a variety of street cross-sections.
- Establishes connections between neighbourhoods within the North Dennington Structure Plan area, and to existing, surrounding neighbourhoods where relevant.
- Incorporates a positive landscape character in key locations through use of boulevard treatments and high quality street tree planting.
- Provides an accessible public transport route along Coghlan's Road, Station Street, Shannon Road and Harrington Road and a linked pedestrian and cycle network (on and off road).
- Provides for a local edge road treatment to the Merri River floodplain corridor, and local road connections between the river edge loop road and the existing road network.

Open Space and Natural Environment Objectives

To provide an open space network that:

- Focuses on and enhances the Merri River floodplain corridor.
- Is visually and physically connected to surrounding land uses through use of edge road treatments and active frontages.

- Accommodates a range of functions, including drainage, active and passive recreation, walking/cycling trails and preserves key site features.
- Reinforces the role of streets by establishing small green spaces within the local street network. This could include small parks, widened nature strips and central medians to provide points of difference and to create neighbourhood character.
- Identifies land within the Merri River floodplain corridor suitable for passive recreation purposes, access/parking node locations and for drainage and conservation purposes, having regard for the 30 metre biodiversity corridor along the river.

Community Facilities Objectives

To provide a centralised activity and community centre that:

- Provides a local focus for the community.
- Identifies opportunities for shared use of land for community facilities, including the primary school and any required Council operated facilities.
- Is accessible via public transport with convenient access to a bus stop.
- Takes a 'street-based' form with a design that enhances visual interaction between the street and the land uses and accommodates on-street parking.
- Provides opportunities for diverse housing options including higher density housing and mixed-use activities.
- Incorporates buildings and uses of a scale sympathetic to the surrounding residential context.

Built Environment and Heritage Objectives

To provide development that:

- Draws upon the local character, history and natural environmental features.
- Responds sensitively and appropriately to aboriginal cultural heritage sites and features.

Utilities and Drainage Objectives

To provide physical services and infrastructure that:

- Meets the needs of the future community and the development.
- Is provided in accordance with the North Dennington Development Contributions Plan.
- Provides for the efficient, staged delivery of services and infrastructure to ensure all lots are provided with adequate services.
- Incorporates a Water Sensitive Urban Design approach to stormwater management to protect the water quality of the Merri River.

Development Plan Components

A development plan must include the following items to the satisfaction of the responsible authority:

- A consolidated site analysis plan that depicts all relevant site analysis and technical background report information.
- A design response that is
 - based on the results of the site analysis process; and
 - generally in accordance with the objectives and any other requirements of the *North Dennington Structure Plan*.

- A written report and plans addressing the objectives described in this schedule and in the *North Dennington Structure Plan*.
- A Development Sequencing Plan that identifies the likely sequence of development, the staging and provision of infrastructure, drainage, roads and other key facilities and evidence that reticulated water supply and sewerage services can be provided to the land in a timely and efficient manner.
- A proposed Infrastructure Delivery Plan that outlines any projects in the *North Dennington Development Contributions Plan* that are proposed to be delivered as 'works in kind'. The Infrastructure Delivery Plan must identify proposed responsibility, staging and timing of works.
- An overall land budget that calculates the area for each category of land use shown on the plan. The overall land budget must specifically identify land that will be set aside for infrastructure and open space in accordance with the *North Dennington Development Contributions Plan*.

Staging of Development Plan

With the consent of the responsible authority, a development plan may be prepared in stages generally as identified in the staging plan contained within Part 9.6 of the *North Dennington Structure Plan*.