

16/01/2014
C203

SCHEDULE 10 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO10**.

Richmond Precinct

Incorporating the Richmond Estate, Richmond.

Fitzroy Precinct

Incorporating the Atherton Gardens Estate and 100 Napier Street, Fitzroy

Vision

To achieve a long term outcome of urban renewal and revitalisation for the Richmond Precinct and Fitzroy Precinct housing estates through a diversity of housing types.

To facilitate the provision of housing in an area that benefits from excellent access to existing public transport, health and community services, retail services, employment and educational opportunities.

To create a development that is affordable, accessible and well connected to the surrounding neighbourhood.

To achieve a built form outcome that demonstrates a high quality architectural response, implements innovative Environmentally Sustainable Design features, and provides a high standard of internal amenity.

1.0

21/07/2011
C145

Requirement before a permit is granted

A permit may be granted to use or subdivide land, construct a building or construct or carryout works before a development plan has been prepared to the satisfaction of the responsible authority provided the responsible authority is satisfied that the subdivision, use, buildings or works will not prejudice the ability of future use and development to meet the vision for the site.

The land may be developed in stages.

A development plan for any one stage of the development may be approved and a permit for that stage may be issued prior to the approval of a development plan for any other stage of the development.

2.0

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Conditions and requirements for permits

Nil

3.0

21/07/2011
C145

Requirements for development plan

Development Plan

The development plan must show or include the following information to the satisfaction of the responsible authority, as appropriate:

- An Existing Conditions Plan showing:
 - The land to which the development plan applies.
 - Orientation, boundaries, dimensions of the site and any easements.
 - Contours.

- Existing building footprints.
- Significant existing vegetation.
- Surrounding land uses and development.
- A Site Analysis and Design Response including consideration of:
 - Buildings proposed to be demolished.
 - The proposed use and development of each part of the land.
 - Vegetation to be retained.
 - Views to and from the site.
 - Vehicle and pedestrian links into the site including public transport links.
- A site assessment, or preliminary review of the site history (including current and previous uses and any activities that have occurred on site such as landfill) by a suitably qualified environmental professional.
- A Development Concept Plan which shows:
 - Building locations, land uses, car parking areas, pedestrian and bike paths, vehicle access locations, and areas and locations of open spaces.
 - Building envelopes for new buildings including preferred maximum building heights, the minimum separation distances between buildings, the minimum setback from the street frontage, and the preferred street address.
 - Indicative numbers of and, where relevant, the proposed mix of private and public dwellings
 - Preferred materials and finishes.
 - Orientation, overshadowing and overlooking.
 - Car park and access treatments.
 - Open space and availability and maintenance of open space areas
 - Linkages from the site to surrounding areas.
 - A statement of the environmentally sustainable design measures to be incorporated into the proposal, particularly in the areas of energy and water efficiency, passive solar design, natural ventilation, stormwater reduction and management.
 - A Landscape Concept Plan for the site.
 - A Traffic Report identifying traffic impacts and car parking requirements, and where required any traffic management measures,
 - A Waste Management Concept Plan indicating waste collection, storage and removal facilities and areas.

Staging

If a development plan is prepared for part of the land or for a stage of the development, the responsible authority must be satisfied that its approval will not prejudice the ability for the future use or development of the land to achieve the vision for the site.

4.0

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Decision guidelines

Before deciding on an application for a permit or a request to approve a development plan or a request to amend a development plan, the responsible authority must consider, as appropriate:

- The views of Yarra City Council.
- Whether the development achieves the vision for the site.