

04/05/2017
C240**SCHEDULE 13 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO13**.

This schedule applies to land generally known as 510 Swan Street, Richmond

1.0 Requirement before a permit is granted04/05/2017
C240

A permit may be granted before a development plan has been approved for the following:

- Subdivision
- Minor buildings or works
- Removal or creation of easements or restrictions

Before granting a permit, the responsible authority must be satisfied that the permit will not prejudice the preparation of a Development Plan and future use and development of the land in an integrated manner and will not compromise the objectives for the site as set out in this schedule.

The site may be developed in stages

2.0 Requirements for development plan04/05/2017
C240

The development plan may be prepared for the whole site or in stages. The development plan must be consistent with the objectives for the site, which takes into account the site's strategic location on the edge of Burnley Village and excellent access to public transport.

Development plan objectives

- Future development will provide for a mix of commercial uses at street level with residential uses above.
- The development will provide a range of dwelling types, as appropriate, to allow for a diversity of households.
- The development will minimise the impacts of vehicular access on pedestrian, cyclist, and tram movements along Swan Street.
- The development will support sustainable travel initiatives to minimise car travel.
- The design will be responsive to the site's diverse interfaces.
- The development will demonstrate a high quality architectural response, implement innovative Environmentally Sustainable Design features, and provide a high standard of internal amenity.
- The development will include building articulation at the upper levels to avoid long continuous façade treatments and to provide suitable amenity within the development.
- The development will enhance the amenity and appearance of the public realm along the Swan Street and Stawell Street frontages via elements such as a new public space on the western edge of the site fronting Stawell Street that integrates with the 'shared street' on Stawell Street widened and improved footpath treatments, lighting, street trees and street furniture
- The development will contribute to improved pedestrian and bicycle connections to Burnley Station, Burnley Village and Bicentennial Park

Development plan components

The development plan must consider the Yarra City Council's Swan Street Structure Plan (as amended), be prepared in consultation with the Roads Corporation, and include the following to the satisfaction of the responsible authority:

- A site analysis that identifies the key attributes of the land, its topography, and its relationship with existing or proposed uses on adjoining land.
- A context analysis identifying the adjoining roads, tram stops, walking and cycling connections, pedestrian crossings and the relationship of the site to Burnley Village and Burnley Train Station.
- Concept plans for the layout of the site which show:
 - A site and context analysis including the relationship to Burnley Village, Station, and the shared street on Stawell Street
 - The siting and orientation of buildings.
 - The car and bicycle access locations, vehicle and pedestrian access locations and waste storage and collection points.
 - Indicative staging and the proposed indicative uses of each building, communal areas and estimated floor area for each use including approximate residential yield and range of dwelling types.
 - Three dimensional building envelopes for new buildings including indicative building heights, the separation distances between buildings and the setback from the street frontage.
 - Plans which include indicative:
 - Elevations, building envelopes, building material and architectural styles
 - Shadow diagrams (internal and external to the site for the equinox between 9am and 3pm)
 - Treatments for key interfaces, including Swan and Stawell Streets, the rail corridor and land to the south and east.
- A statement and/or concept plans identifying how the development will enhance the amenity and appearance of the public realm along Swan Street and Stawell Street frontages.
- A statement or concept plan demonstrating how the approved development contributes to, and integrates with the 'shared street' and public space on the western edge of the site.
- Shadow diagrams for the equinox (22 September / 20 March) between 11:00am and 2:00pm based on the building envelopes or arrangement shown in the proposed Development Plan, and show impacts on Golden Square Bicentennial Park and Stawell Street.
- Design Guidelines for the site which reflect the following requirements:
 - The building heights should not exceed 29m (9 storeys) and provide an appropriate transition to site interfaces.
 - Appropriate floor to floor heights (four metres) to accommodate commercial activity on the lower levels of buildings.
 - The built form must provide adequate variety of building form and articulation across the site to avoid long and continuous facades along Swan Street.
 - The street wall height along Swan Street should create a consistent 3 storey built form.

- The levels above 3 storeys should be setback:
 - A minimum of 6m from Swan Street to provide upper level setbacks from the primary street frontage.
 - A minimum of 4.5m from the eastern boundary to provide upper level building separation between the subject site and any future redevelopment of the abutting property.
- The Golden Square Bicentennial Park and Stawell Street should generally be free of significant overshadowing between 11:00am and 2:00pm at the equinox (22 September / 20 March).
- Buildings should be well spaced and offset to distribute access to outlook and sunlight between built forms, provide sunlight to communal open space areas and manage overlooking between habitable room windows.
- Car parking should be obscured from the public realm.
- Building services, including roof top services/ elements, must be screened from the public realm.
- Buildings should provide for weather protection along Swan Street.
- Sustainable design principles to address water management, solar access and energy conservation.
- Landscape principles for the site.
- Proposed measures to provide noise attenuation from the train line and vehicular traffic on Swan Street.
- Plans addressing noise attenuation and waste management
- A Traffic Management Report outlining:
 - The existing capacity within the surrounding road network.
 - The likely traffic generation of the development and proposed means to address the impacts.
 - Indicative access arrangements for vehicles and recommendations for managing potential conflicts with pedestrians, cyclists, trams and vehicles on Swan and Stawell Streets.
 - Recommended car parking and bicycle rates for the development.

The development plan for any part of the development area may be amended from time to time to the satisfaction of the responsible authority.

The responsible authority may waive the need to provide any of the information detailed above that is not relevant to a particular Development Plan or part of a Development Plan.