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**SCHEDULE 26 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO26**.

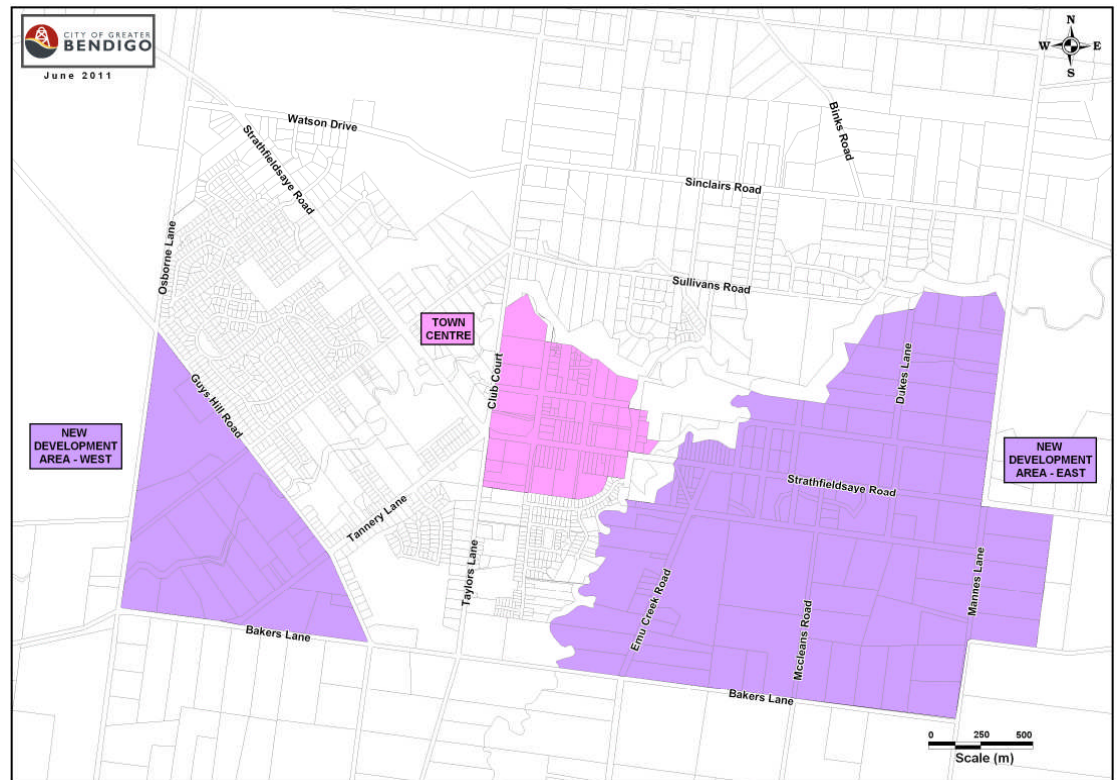
**STRATHFIELDSAYE TOWNSHIP**

This Schedule applies to the Town Centre, New Development Area East and New Development Area West (see below) that were identified in the *Strathfieldsaye Township Plan, 2009*.

**1.0 Requirement before a permit is granted**

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A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority to construct a building or construct or carry out works or to subdivide land provided that the applicant can demonstrate that the proposed buildings or works or subdivision will not prejudice future development within the area as generally envisaged in the *Strathfieldsaye Township Plan, 2009*.



**2.0 Objective for development plan**

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The objective for the Development Plan area is to deliver a sensitively designed residential development that incorporates better quality vegetation within an integrated open space network which focuses on linkages to the various creek corridors. For the town centre the objective is to deliver a vibrant and accessible town centre and promote economic development.

**3.0 Requirements for development plan**

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The development plan must be generally consistent with the *Bendigo Residential Development Strategy 2004* and the *Strathfieldsaye Township Plan, 2009* to the satisfaction of the responsible authority.

The development plan may be prepared and implemented in stages and address the following requirements, as appropriate:

### **New Development Area East and West General Provisions**

The following requirements apply to both the New Development Areas East and West.

#### **Site analysis**

The development plan must include a site analysis plan(s) which sets out the key site features and an assessment of the relevance of each of the site features in informing a design response that responds to the objective for the development plan area.

The site analysis must include a detailed vegetation survey of all native vegetation that identifies areas of Medium, High and Very High Conservation Significance and scattered trees as assessed using "*Victoria's Native Vegetation Management - A Framework for Action*".

The site analysis may comprise one or more plans to the satisfaction of the responsible authority.

#### **Design response**

The design response for the development plan area must respond to the findings of the site analysis process and demonstrate that the objective for the development plan will be achieved. The design response must address the following specific requirements:

#### **Native vegetation**

A Native Vegetation Management Plan with recommendations regarding native vegetation retention priorities and any native vegetation proposed for removal. The recommendations for vegetation removal and retention must demonstrate that the three step approach of "avoid, minimise and offset" has been followed taking into account:

- The health and significance of the native vegetation;
- The role and viability of the vegetation within an urban development context;
- the ability to create and/or reinforce biolinks to connect places of environmental interest and restoration of native habitat along creeks and drainage lines;

Where native vegetation is to be removed, an offset plan must be approved by the responsible authority in consultation with the Department of Sustainability and Environment, as appropriate.

#### **Open space and landscaping**

- A landscape concept plan that details broad recommendations regarding rehabilitation and landscaping along creek lines (including any flood mitigation works) and open space corridors.
- Areas of vegetation identified as having Very High Conservation Significance and adjacent to the Creeks included in public open space where possible.
- The siting of new open spaces in areas where existing natural features such as remnant vegetation, drainage lines or dams can be incorporated and where there will be high visibility from public and private land.
- Coherent tree planting schemes that define the road hierarchy by consistent species choice and which contribute to a distinctive urban character.

#### **Movement**

- The movement network must be generally consistent with Plan 3: Transport and Movement as contained in the *Strathfieldsaye Township Plan, 2009* in particular with regard to road hierarchy and location, road and footpath widths and landscaping.

- New access roads located and designed to incorporate the following characteristics as is practicable:
  - Developed within existing road reserves.
  - Following existing property boundaries.
  - Located on cleared land.
  - Following creeks and drainage lines but avoiding flood prone land.
  - Located to maximise views to (as relevant):
    - Greater Bendigo National Park;
    - Creeks and waterways;
    - Areas of significant remnant vegetation; and
    - Public open space.
- Vegetation is to be incorporated into road reserves where practical and cross overs located to minimise vegetation clearance.
- Provision of walking and cycling paths that are:
  - Continuous and provide direct connections with the network of local and regional level open spaces or the Town Centre and other key destinations.
  - Located on existing road reservations, along waterways and incorporate viewing points, wherever possible.
  - Designed to maximise public surveillance and safety for a wide range of user groups.

#### **Lot size, subdivision layout and design**

- Different urban densities separated by roads, drainage lines, creeks and other key features.
- Conventional housing lots primarily located on cleared land and land with low conservation significance native vegetation.
- Lots to front creeks and open space areas and have rear access, where practical.
- Lots located on streets aligned on a north-south or east-west axis to maximise solar efficiency where practicable and taking into account native vegetation to be retained.
- Regular lot configurations which encourage dwellings to front Strathfieldsaye Road (but without direct access), connector roads and access streets.
- Larger lot sizes or other appropriate design responses for land fronting arterial and collector roads; roads located at high points in the landscape or where significant roadside vegetation contributes to the character of the landscape to maintain the spacious character of new neighbourhoods.
- The avoidance of extensive networks of curvilinear roads and cul-de-sacs.
- The avoidance of “battle axe” shaped lots with small frontages.
- Incorporation of large-scale water sensitive urban design (WSUD) systems as per the drainage management plan.

#### **Physical infrastructure**

- Common trenching of services, including the provision of modern telecommunications technology and facilities, such as broadband or fibre optic cabling. If it is not feasible to provide such technology in the first instance, conduit is to be laid that can be retrofitted at a future stage.

- A Drainage management plan that addresses flooding, waterway management, on-site drainage detention, water quality, nutrient control, Water Sensitive Urban Design features, in particular the use of rain gardens rather than drainage swales and funding of the infrastructure works.
- A single style of street lighting, approved by Powercor, to be used within the Strathfieldsaye development plan area that utilises energy efficient technology such as solar power or low energy globes.

#### **Community infrastructure**

- Locations for potential Neighbourhood Activity Centres.

#### **Staging**

- A staging plan that takes into account any transitional arrangements for management of any buffer.

#### **New Development Area West**

##### **Lot size, subdivision layout and design**

- Larger lot sizes fronting Guys Hill Road and Tannery Lane connector roads to encourage generous front setbacks to create a sense of spaciousness.
- Larger lots than the minimum lot size permitted under the relevant zoning provisions where necessary to protect native vegetation identified as having high conservation significance.

#### **New Development Area East**

##### **Lot size, subdivision layout and design**

- Larger lot sizes fronting Strathfieldsaye Road and connector roads to encourage generous front setbacks to create a sense of spaciousness.
- Larger lots than the minimum lot size permitted under the relevant zoning provisions where necessary to protect native vegetation identified as having high conservation significance.

##### **Movement**

- New access or service roads on Strathfieldsaye Road to provide access to new residential development adjoining this road subject to any physical and traffic engineering constraints being satisfactorily addressed.
- Minimising access points from Strathfieldsaye Road.

#### **Town Centre**

The development plan must be generally consistent with *Plan 4: Town Centre Structure Plan* as contained in the *Strathfieldsaye Township Plan, 2009* and provide for:

##### **Land use**

- The consolidation of commercial activity within the Core Area centred on Wellington Street and bounded by Club Court and Apsley Streets and the west side of Emu Creek.
- Small scale office, residential and service business use on the south side of Wellington Street immediately south of the Core Area.
- A 'Community Precinct' in the western part of the Town Centre (north west of the Core Area) to create opportunities for the integration of community facilities.

##### **Development**

- Medium density housing, as appropriate:
  - Within the Core Area in a variety of forms, including ‘shop top’ housing to maintain active commercial frontages.
  - North of the Core Area and bounded by Uxbridge Street to the west and Blucher Street to the east.
  - Within 400 metres of the Core Area or at interfaces with public open space.
- All commercial development having active frontages to streets, pedestrian accessways and open space, where practicable.

**Movement**

- Provision of mid-block pedestrian linkages to facilitate pedestrian access through the Core Area.
- Provision of shared space in the design of roads to enable pedestrians and vehicles to co-exist safely.