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SCHEDULE 11 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO11**.

21 – 23 LOXWOOD AVENUE, KEYSBOROUGH

The overlay applies to land known as 21-23 Loxwood Avenue, Keysborough (former Keysborough Park Primary School). The land is generally bounded by Loxwood Avenue to the north west, Resurrection Primary School to the east, Harold Box Reserve to the south east and residential lots to the west and south.

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Objectives

The objectives of this site are to:

- Achieve a high quality, integrated residential development that capitalises on the existing landscape features and adopts a form and density that is consistent with the established neighbourhood character.
- Ensure that new development provides reasonable internal and external amenity for both future and existing residents, without comprising the amenity of adjacent community uses.
- Ensure that the interfaces to Harold Box Reserve and Resurrection Primary School are managed to enable passive surveillance and interaction between private and public spaces, as appropriate.
- Facilitate a high quality landscape outcome that integrates with the overall layout and design of the site and recognises and protects existing significant vegetation.

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Requirement before a permit is granted

A permit may not be granted before the development plan has been prepared to the satisfaction of the responsible authority.

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Conditions and requirements for permits

All permits must, where relevant, include conditions providing for the following:

- Appropriate treatment of interfaces to Harold Box Reserve and Resurrection Primary School. Lots adjacent to Harold Box Reserve must be orientated to face the park to enable passive surveillance of the reserve.
- The retention of the existing public access carriageway linking the Resurrection Primary School / Keysborough Parish Churchgrounds to Loxwood Avenue.
- All public open space to be landscaped to a standard specified by the responsible authority.
- Provision of a shared user path connecting Harold Box Reserve to Loxwood Avenue.
- A requirement for detailed landscape plans to the satisfaction of the responsible authority showing details of tree planting and landscaping generally in accordance with the Development Plan approved under this Overlay.

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Requirements for development plan

The following information must be provided to Council's satisfaction prior to the endorsement of a Development Plan:

- A certificate of environmental audit must be issued for the land in accordance with Part IXD of the *Environment Protection Act 1970*, or
- An environmental auditor appointed under the *Environment Protection Act 1970* must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the sensitive use.

The Development Plan must be exhibited to the public for a period of four weeks before the responsible authority considers the plan for approval.

There must be only one Development Plan for the whole of the land to which this Schedule applies. The Development Plan must comprise the following to the satisfaction of the responsible authority:

- A Site Analysis Plan that provides details of the land to which the plan applies including orientation, boundaries, dimensions of the site; easements; surrounding land use and development; contours and levels of the site; provision of services to the land, and pedestrian and public transport linkages and movement.
- An Urban Context Analysis Response including consideration of surrounding land uses and development; the proposed use and development of the site; treatment of interfaces to surrounding community uses, and vehicle and pedestrian links into the site including public transport linkages and movements.
- A Development Concept Plan that shows or provides the following information:
 - The use of the site, building location and maximum building heights anticipated across the site.
 - Indicative development schedule showing the proposed number, height, size, setbacks and type of dwellings and buildings.
 - An urban design statement which indicates a design philosophy and framework for development across the site.
 - Built form outcomes that respect the neighbourhood context (showing composition and transitions in building height, articulation of building massing and frontages including details of materials and finishes).
 - Details of interfaces which show integration of new development with adjacent parkland and community uses:
 - Lots abutting Harold Box Reserve should be orientated to face the reserve to enable passive surveillance of the parkland.
 - The preferred design treatments to distinguish between public and private spaces (including interfaces with Harold Box Reserve to the south east and Resurrection Primary School to the east).
 - Provision of indicative site cross sections showing the relationship to Loxwood Avenue, Harold Box Reserve and Resurrection Primary School (inclusive of landscape buffers to key interfaces as appropriate).
 - Ensure that front fences contribute to the character of the area and the development. Fencing should not impede passive surveillance of adjacent parkland
 - Provision of predominantly east west orientated lots to obtain maximum solar access.
 - Identification of existing vegetation to be retained and removed, having regard to the findings of *Ecological Assessment: Re-Zoning of 21-23 Loxwood Avenue Keysborough* (SKM 2013).
 - A subdivision layout that avoids the need to remove existing significant vegetation.
 - A well-expressed and integrated internal open space network that meets the required 5% land contribution; can be easily accessed by residents; applies landscaping treatments to all areas of open space; connects to adjacent parkland and

distinguishes between the private and public domains. The existing easement along the Loxwood Avenue frontage will not be included in the public open space calculations.

- Provision of an internal road, pedestrian and cycle network that promotes safe and convenient movement to existing street networks and community uses.
 - Retention of the existing public access carriageway to Resurrection Primary School from Loxwood Avenue.
 - Pedestrian and cycle paths, including a shared user path across the site connecting Harold Box Reserve to Loxwood Avenue which will be available at all times for public use (including public pedestrian and cycle access).
 - Location for vehicle egress and ingress, road layout and the location of car parking areas. Ensure that car parking is located in a way that does not dominate the street frontage.
- A Landscape Concept Plan including:
 - Treatment of the public realm.
 - Vegetation to be retained, areas of new planting and planting themes and species.
 - Measures to protect and enhance natural features to maintain the ecological value of the site, including a tree retention plan and detailed measures for the protection of trees to be retained (including tree protection zones). The tree retention plan should have regard to indigenous scattered trees of high and moderate retention value, as identified in *Ecological Assessment: Re-Zoning of 21-23 Loxwood Avenue Keysborough* (SKM 2013).
 - The inclusion of best practice water sensitive design principles.
 - An Environmentally Sustainable Design Statement outlining the environmentally sustainable practices that will be incorporated into the development such as energy and water conservation, passive solar design, waste minimisation, vegetation retention, the promotion of alternative transport options and other innovative practices.
 - A Transport Impact Report assessing the potential effects that the development may have on the surrounding road network detailing:
 - Performance objectives.
 - An existing conditions assessment.
 - Proposed vehicle access arrangements.
 - Traffic generation.
 - Base-case without the proposed development.
 - Post development analysis.
 - Mitigation treatments.
 - An Integrated Traffic Management Plan, including:
 - An existing conditions assessment.
 - The road layout and design including road reserve widths.
 - The means of vehicle ingress and egress to and from the site.
 - Location and access points for on-site car parking.
 - A pedestrian network plan and bicycle facilities plan.
 - Access routes to public transport.

- The actions and responsibilities for ongoing implementation of the plan, including proposed funding arrangements.
- A Stormwater Management Plan including:
 - Stormwater Drainage Impact Report to assess the best option available to accommodate increased discharge from the anticipated residential development.
 - How the development will comply with best practice environmental management of urban stormwater and incorporate water sensitive urban design to assist on-site retention of stormwater.
 - Details of stormwater management measures.
 - Construction and maintenance requirements for water sensitive urban design.
 - Any other matters as required by the responsible authority and Melbourne Water.

Any modification to the Stormwater Management Plan component of the Development Concept Plan must be to the satisfaction of the responsible authority and Melbourne Water.

- A Construction Management Plan.
- A staging plan for the development of the site.
- Details of service infrastructure provision.
- A response to the Safer Design Guidelines for Victoria.

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Reference Documents

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Ecological Assessment: Re-Zoning of 21-23 Loxwood Avenue, Keysborough (SKM, January 2013).