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SCHEDULE 9 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO9.**

Mitchells Lane east

1.0 Requirement before a permit is granted

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Before deciding on any application the Responsible Authority must consider:

- The purposes of the zone
- The approved Development Plan
- Sunbury HIGAP Spatial Strategy and Delivery Strategy
- The Sunbury Strategy Plan
- The Mitchells Lane framework Plan

2.0 Requirements for development plan

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A Development Plan must be prepared to the satisfaction of the responsible authority, and must show:

- The overall pattern of use and development of a sufficient area to demonstrate that development of the area is integrated with the surrounding region so that the region provides:
  - A variety of housing types, styles and densities.
  - The opportunity to maximise population densities and afford reasonable access to public transport systems.
  - A hierarchy of shopping and service facilities to meet the needs of residents.
  - A range of adequate public and privately financed community facilities appropriately located as development occurs.
- The proposed use of each part of the Zone.
- The pattern and location of a road system based on a safe and practical hierarchy of roads.
- Adequate access to the existing or proposed routes of an integrated public transport system.
- The location of regional and local open space networks, which demonstrate that provision, can be made for a wide range of recreational opportunities for future residents.
- The staging of development of the area to take into account of the effective provision of physical and social services having regards to the Government's infrastructure program and the forecast demand for residential land.
- A landscaping concept plan for the area, which recognises Vineyard Road as a local approach road and gateway to the Sunbury township.
- The identification and treatment of any areas of cultural, historic, social or environmental significance.

In deciding whether the Development Plan (including any landscape plan or any amendment to these plans is satisfactory), the responsible authority must where appropriate, consider:

- The urban design, character and visual appearance of the proposed buildings and works.
- The extent to which the plan is consistent with the integrated development of the Sunbury Town Centre.
- The views of VicRoads, Western Water and Powercor.

3.0 Activity Centre

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3.1 Development plan design objectives

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- To provide for a mix of compatible land uses which together create an attractive and integrated centre.
- To create a high quality built form outcome which responds to topography and provides permeability, legibility and street activation.
- To ensure built form creates a consistent and defined street edge, activates streets and public spaces, and provides weather protection to the public realm.
- To demarcate the corner of Elizabeth Drive and Vineyard Road to provide a gateway to the activity centre and surrounding development.
- To ensure built form at street corners is visually interesting. Ensure signage is cohesive, visually interesting and integrated with the built form.
- To provide a high quality public realm that connects different land parcels and provides a focal point for community interaction which maximises solar orientation.
- To establish a strong landscape interface to Vineyard Road and to residential development north of the centre.
- To establish a landscape interface to Harpers Creek which integrates with the creek environs.
- To provide for the safe and efficient movement of pedestrians and cyclists across Elizabeth Drive, through the centre and to surrounding development at all times.
- To ensure car parking does not dominate the streetscape and view lines along Elizabeth Drive and Vineyard Road.
- To ensure efficient and functional vehicular movement within the centre which protects the amenity of surrounding residential development with priority to the movement of pedestrian and cyclists.

3.2 Requirements for development plan

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An Activity Centre Plan in accordance with the indicative plan in Figure 1 must be prepared to the satisfaction of the Responsible Authority and should provide details on:

- Proposed use(s) and development of each part of the centre in the short and longer term.
- General building footprints and location of car parking areas, showing how the centre integrates with adjoining development, Harpers Creek and the adjacent road network.
- Cross-sections through the centre showing how development and roads address slope and avoid the use of retaining walls on public streets.
- Built form and development principles demonstrating:

- How development will provide legibility to the centre and provide for an active, accessible and high quality public realm, including the surveillance of car parking areas.
- How development will respond to topography.
- How development will interface and address public and private access ways and the community focal point.
- How the centre addresses the corner of Vineyard Road and Elizabeth Drive.
- How architectural and design treatments to facades at key corner locations will achieve visually interesting built form outcomes.
- How the design and location the signage will be managed.

- The location and details of frontages that are activated by building entries, and those that are activated by architectural treatments.
- The provision of public space within the centre including details on how it will integrate the mixed use and commercial land parcels, provide a functional space for a community focal point, and maximise solar orientation. Details must also be provided on how it will be delivered and managed.
- A Landscape Concept Plan showing:
  - The location and design principles for the gateway treatment at the corner of Elizabeth Drive and Vineyard Road.
  - The location of landscaping treatment to the Vineyard Road frontage and how it will contribute to the landscape character of Vineyard Road.
  - The location of landscaping treatment to the northern edge of the centre and how it will provide a sound and visual buffer to residential development to the north.
  - The location of landscaping treatment to Harpers Creek and how it integrates the centre with the creek environs.
  - How landscaping will be used to buffer car parking areas on Elizabeth Drive.
  - How landscaping will be used to integrate the mixed use and commercial land parcels.
- Anticipated traffic volume and car parking requirements.
- Circulation and permeability throughout the centre, including:
  - The location and form of servicing arrangements of the centre and how conflict with pedestrian and cycle movement will be minimised.
  - The location of pedestrian and cycle routes and how these relate to anticipated desire lines.
  - The location and ownership arrangements of private access ways and car parking.
  - Cross-sections of public and private roads.
  - How the design of the centre addresses the principles and objectives of any activity centre, safer design or other relevant design guidelines incorporated or referenced in the planning scheme.
- Access arrangements to and from the wider area including:
  - The location of vehicular access and egress arrangements and how vehicle movements to and from the areas to the west of the centre will be achieved.
  - Provision for public transport including location and arrangements for future bus stops.
- Staging of public and private roads, including:

- The construction and delivery of Elizabeth Drive between its current point to Vineyard Road (including its intersection with Vineyard Road), to the satisfaction of the Responsible Authority prior to the opening of the activity centre.

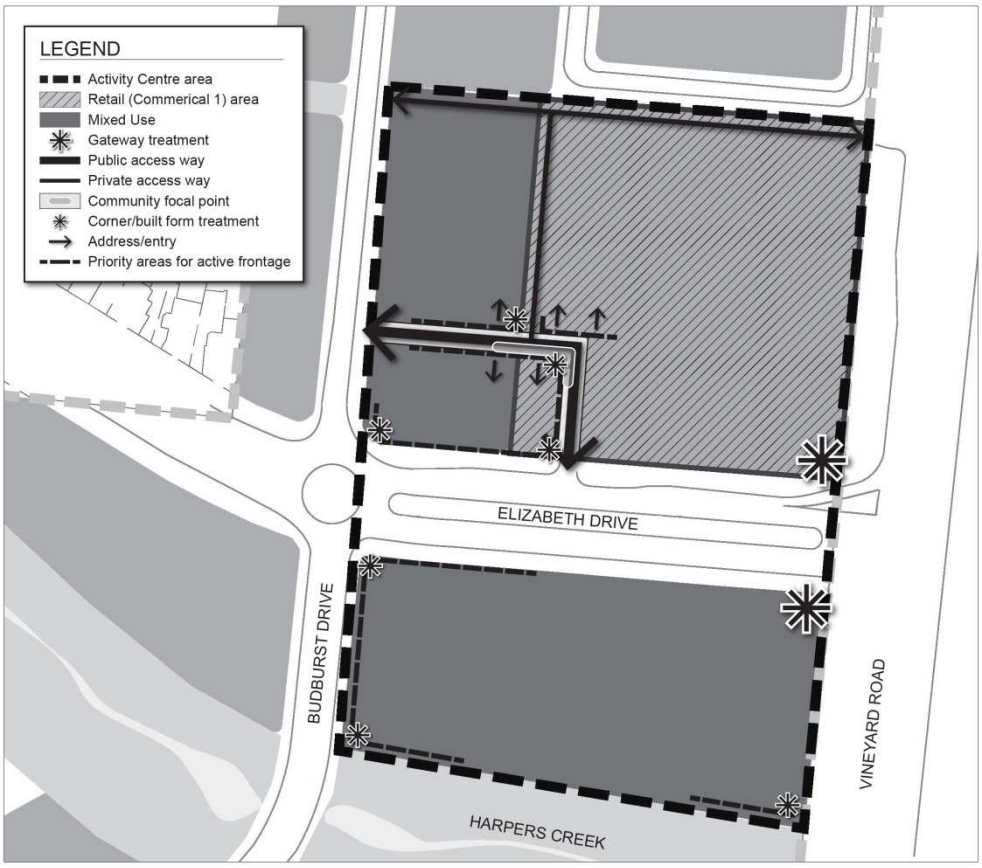

Figure 1: Activity Centre Development Plan area and indicative plan

3.3 Requirements before a permit is granted

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Before deciding on any application the Responsible Authority must consider the purpose of the zone and how the proposal accords with the indicative plan in Figure 1 to this schedule and the approved Development Plan, including:

- How the proposed use and development contributes to the function of the centre.
- The building footprints and the total area of net floor area.
- Details of setbacks, scale and massing of built form and how this responds to topography, provides legibility to the centre, and contributes to creating a defined street edge and high quality public realm.
- Details of built form and architectural treatments at corner locations in the centre and if it achieves the desired corner and gateway effects.
- Details of any interface treatments, including how development integrates with and responds to adjoining land parcels and existing/anticipated built form.
- The design of elevations and use of materials and colour treatments.
- How built form addresses and activates the community focal point, and provides weather protection to the public realm.
- The location and treatment of signage.
- The provision of public realm opportunities which maximise solar orientation.

- Details of landscaping.
- Provision for car parking including the size and location, how vehicle access points will integrate with the road network and how this ensures good pedestrian access and movement.
- Proposals for ownership arrangements of private roads.
- Provision for servicing arrangements in the site and how this ensures good pedestrian access and movement.
- Details of proposed environmental sustainability initiatives including integrated water management and energy conservation.