

05/07/2018  
C223

## **SCHEDULE 30 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO30**.

### **INCLUSIONARY HOUSING PILOT – 2-16 NICHOLAS STREET, BROADMEADOWS**

#### **1.0 Requirement before a permit is granted**

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A permit may be granted before a development plan has been approved provided the responsible authority is satisfied that it will not prejudice the future use and development of the land.

#### **2.0 Conditions and requirements for permits**

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None specified.

#### **3.0 Requirements for development plan**

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A development plan should achieve the following:

- A range of dwelling types, as appropriate to cater for a variety of housing needs.
- Variation to building forms and scales across the site.
- Protection of the amenity of adjoining sites by providing for a maximum of 2 storey built form adjacent to or opposite any existing single or double storey residential development.
- Any taller buildings across the balance of the site should be graduated with reference to analysis of shadow, visual amenity impacts and the character of the area.
- A positive interface to public open space, including Meadowlink Linear Reserve, giving appropriate consideration to issues of safety and surveillance.
- Improved local permeability through provision of new pedestrian/cycle pathways that provide connections to open space areas (including Meadowlink Linear Reserve), the existing street network and facilitates connections through to the Broadmeadows Metropolitan Activity Centre.
- A street network which improves the connectivity within the neighbourhood.
- Sustainable design features to address water management, solar access and energy saving initiatives, to deliver lower living costs for future residents.

The Development Plan may consist of a plan and/or other documents.

A Development Plan must include the following requirements to the satisfaction of the responsible authority:

- The key attributes of the land, its context, the surrounding area and its relationship with existing and/or proposed uses on adjoining land;
- Concept plans for the layout of the site which show:
  - Proposed lot and road layout, new building orientation and location, public roads, vehicle access locations, and pedestrian and bike paths.
  - A new public open space area, consistent with council standards for neighbourhood parks, that is clearly visible and accessible to the residents within the site and from surrounding areas, and adjoins and links into Meadowlink Linear Reserve.
  - Three dimensional building envelope plans including indicative building heights and setbacks.
  - Stormwater and drainage management treatments including any water sensitive design, or integrated water management elements.

- How the layout pattern and proposed development responds to the site analysis.
- How a proposal responds to any relevant adopted Structure Plan and any adopted Meadowlink Masterplan.
- A traffic management report prepared by a suitably qualified person(s), which identifies, as relevant:
  - An assessment of the expected traffic impacts associated with a development such as traffic volumes, car parking, car parking location, loading and unloading of vehicles, and collection of garbage and waste.
  - A traffic assessment addressing the impact of the proposed development on the arterial road and local road networks and identifying necessary mitigating works on those networks to the satisfaction of the responsible authority.
- An integrated pedestrian and bicycle path network, incorporated into the road and public open space system that:
  - Provides clear linkages within the land and connections to the surrounding community and other local destinations, including public transport.
  - Provides for community safety.
  - Connects to future regional bike paths and open space areas, including Meadowlink Linear Reserve.
- An arboricultural assessment of any significant vegetation on the land, including advice on the long-term health and retention value of such vegetation, in accordance with Australian Standard AS 4970-2009 'Protection of Trees on Building Sites'.
- A concept landscape plan for the site, including principles and guidelines.
- A stormwater and drainage management strategy, including the integration of water sensitive urban design treatments.
- Details of how the proposal will demonstrate best practice Environmentally Sustainable Design principles.

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.