

14/01/2016
C144**SCHEDULE 9 TO THE DEVELOPMENT PLAN OVERLAY**

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

STAMFORD PARK

The purpose of this Schedule is to ensure the development of the residential precinct within Stamford Park occurs in the manner envisaged in the *Stamford Park Masterplan Report (July 2014)*; and require the resolution of detailed design and planning issues prior to commencement of development.

1.014/01/2016
C144**Requirements for Development Plan**

The objectives of the Development Plan are:

- To ensure that residential development and the associated subdivision supports a high quality water sensitive urban design (WSUD) system.
- To incorporate innovative sustainability measures through ecologically sustainable design.
- To ensure seamless integration between the residential precinct and the adjoining public open space; and between the residential precinct and the nearby Stamford Park Homestead.
- To incorporate a hierarchy of public open spaces that includes a focal point for community gatherings.
- To ensure a diverse mix of lot sizes, housing types and dwelling sizes.
- To provide affordable housing options.
- To ensure the fill required to raise the residential precinct above the 1:100 year flood level does not significantly reduce or impact the capacity of the floodplain.
- To provide for a possible future pedestrian and local vehicular link between Stamford Parkland and land to the west.

The Development Plan must demonstrate how these objectives will be achieved by including a plan or plans that addresses the following:

Sustainable neighbourhood and water management

- Incorporate hydrological design features including parks and green streets traversed by water features, surface based canals and channels that will convey water to vegetation, treatment systems and storage systems for reuse.
- Design a subdivision and lot layout that ensures best possible solar orientation is provided to all dwellings and public open spaces.

Subdivision

- The subdivision layout must reflect the design intention of 'Dwelling Scenario 3' as outlined in the *Stamford Park Masterplan Report (July 2014)*. The subdivision must incorporate a minimum of 151 dwellings and respond to the Residential Precinct Concept Plan shown in 'Figure 1' of this schedule of the Development Plan Overlay.
- The subdivision layout must include a mix of lot sizes, allowing for a variety of different housing typologies, densities and sizes.

- Orient lots adjacent to public open space and the community gardens so that dwellings front these spaces.

Movement

- Provide a traffic and parking management plan that addresses vehicle circulation and car parking. Ensure this traffic management plan has regard to possible future links between Stamford Park and adjoining properties.
- Design a shared path network that integrates seamlessly with the wider Stamford Park path network to allow easy, safe and efficient movement of pedestrians and cyclists.
- Design a street network that includes opportunity for a local vehicular link between Stamford Park and adjoining properties.

Community spaces

- Include a community open space that provides a focal point for community gatherings - integrated within the residential subdivision, to encourage interaction and a sense of community.
- Ensure that dwellings located adjacent to the community open space; and the park and community garden interfaces shown in 'Figure 1' of this schedule to the Development Plan Overlay are designed to address these public areas by providing windows, decks and facade articulation. In particular, elevations fronting community spaces should provide opportunities for passive surveillance.

Building envelopes

- Provide a building envelope plan that is generally in accordance with Figure 1 of this schedule to the Development Plan Overlay, showing maximum heights and minimum setbacks of buildings.

Housing style and amenity

- Provide a set of design principles for residential built form that:
 - Encourages a strong sense local community;
 - Addresses local streets and public spaces to activate the public realm;
 - Facilitates a diversity of housing typologies;
 - Includes sustainable water management systems; and
 - Creates a neighbourhood that feels safe and is welcoming.
- The design principles must facilitate the following:
 - Innovation in testing, displaying and locating different housing typologies and sizes to achieve a higher dwelling yield than the existing low densities in Rowville;
 - Dwellings that are contemporary, innovative and individual in style, avoiding reproduction styles (e.g. Federation) and standardised designs;
 - Minimise dwelling bulk through the use of articulated facade and roof forms, including the use of windows, balconies and other design features;
 - Dwellings that are orientated to maximise solar access to liveable areas and private open spaces;

- Dwellings with a strong sense of address to their primary frontage and carefully designed secondary and/or tertiary frontages where these are visible from public areas such as streets, rear laneways or open spaces;
- Dwellings that are designed to address public streets and spaces by facilitating passive surveillance through the use of windows and balconies;
- Fencing that is located and designed to facilitate community interaction and passive surveillance of public streets and open spaces; and
- Garages and parking areas that are designed so that they do not dominate building frontages, compromise sense of address, or reduce pedestrian safety.

Landscape and public open spaces

- Prepare a Landscape Concept Plan that:
 - Includes a series of landscape themes to provide visual interest, as well as delineate community open spaces and WSUD systems;
 - Incorporates the use of indigenous plant species and planting specifically to cater for WSUD systems;
 - Blurs the edge between public spaces (including streetscapes) and private spaces, encouraging residents to have a greater sense of ownership of the public areas; and
 - Demonstrates a clear relationship with the formalised historic gardens at the nearby Stamford Park Homestead.
- Locate and design public open spaces in such a manner that they relate and integrate with the wider open space network of Stamford Park.
- Establish a hierarchy of community open spaces, including linear pedestrian links.

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Environmental Management Plan

Prior to the granting of a permit for subdivision an Environmental Management Plan addressing the construction activities proposed on the land must be prepared to the satisfaction of the responsible authority. The Environmental Management Plan must include:

- Waste management and disposal provisions to ensure that solid waste production during all stages of development, including litter, is minimised, securely contained and disposed of, on and off-site in a responsible manner.
- Soil erosion and sediment control provisions to protect Cohanwarrabul Creek and the Stamford Park wetlands from erosion product and sediment transport by minimising erosion of lands during work.
- Hydraulics and hydrology provisions to protect and improve the floodplain, water quality and habitat value of Corhanwarrabul Creek and the Stamford Park wetlands (measures used should include the installation of a perimeter fence to protect the waterway prior to the commencement of works).
- Protection measures to ensure that disturbance to native flora and fauna habitat is minimised and that the potential for exotic fauna species to be introduced to Stamford Park is minimised.
- Measures to ensure that there is no health risk or loss of amenity due to emission of dust and exhaust gasses to the environment.

3.014/01/2016
C144**Decision Guidelines**

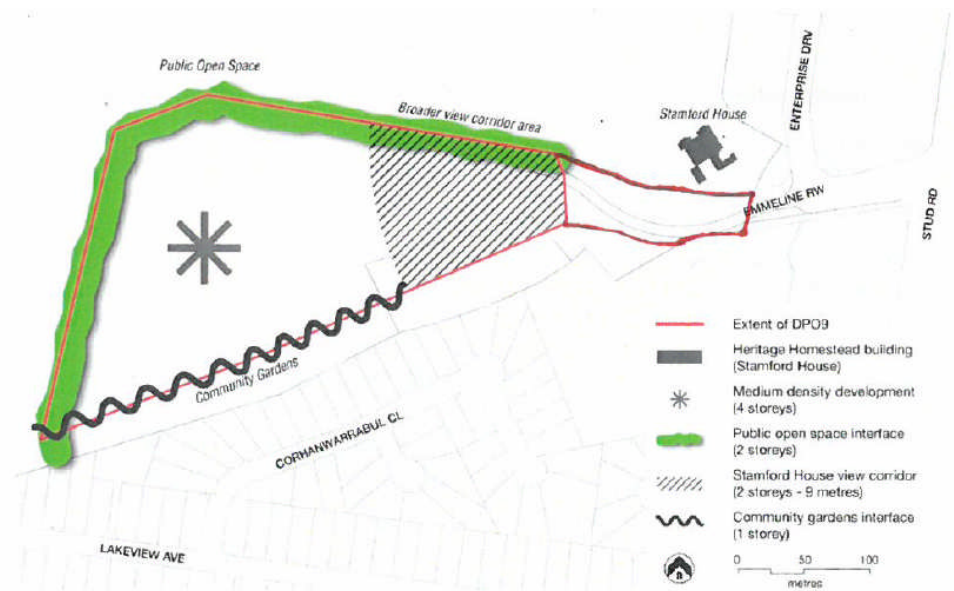
In considering the development plan, the responsible authority must consider:

- Whether the development plan and environmental management plan meets the requirements of this Schedule and the overall design intention of the *Stamford Park Masterplan Report (July 2014)* to the satisfaction of the responsible authority.
- Whether the development plan details and shows careful consideration to an innovative water sensitive urban design system.
- Whether environmentally sustainable design ideas have been considered in all aspects of the development, including layout and built form.
- Whether the development demonstrates high innovation within its subdivision layout and built form design responses.
- Whether and the subdivision layout integrates seamlessly with the adjoining public open space and the nearby Stamford Park Homestead. Whether adequate provision has been made for passive recreation areas set aside for community gatherings and increased pedestrian and cycle movement.
- Whether the siting of residential development respects and enhances the views to and from the nearby Stamford Park Homestead.
- Whether the fill required to raise the residential precinct above the 1:100 year flood level has an unreasonable negative impact on the function of floodplain. The amount and location of the fill must not significantly reduce the capacity of the floodplain. This must be achieved to the satisfaction of the relevant authority (Melbourne Water).

4.014/01/2016
C144**Reference Documents**

Stamford Park Masterplan Report (July 2014)

Figure 1 – Residential Precinct Concept Plan



The measurement point for building height expressed in metres is from filled ground level.