

05/03/2015  
C112

## **SCHEDULE 17 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO17**

### **BURNSIDE ACTIVITY CENTRE**

#### **1.0**

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

Before deciding on any application the responsible authority must consider:

- The purposes of the zone
- The approved Development Plan

Where no Development Plan has been approved, the responsible authority may grant a permit to use the land, construct a building or construct or carry out works, provided it is satisfied that the buildings or works will not prejudice the preparation of the Development Plan.

#### **2.0**

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

The Development Plan must show:

- A site analysis that identifies the key attributes of the land, its context, the surrounding area and its relationship with existing and/or proposed uses on adjoining land.
- A high amenity, pedestrian friendly, north facing street attached to the public square.
- A public square which achieves sunlight access from 10.00 am to 2.00 pm during the Winter Solstice (21 June).
- A mix of appropriate uses on the site.
- The use, location and approximate floorspace of existing and proposed buildings and car parking areas on the site.
- Details on the buffer treatment between the site and the residential village to the north.
- Active frontages to key pedestrian interfaces.
- Safe, direct and attractive pedestrian linkages through the site from key access points including connections to car parking, public transport, and residential land (where practicable and appropriate).
- Linkages from car parks to the shops and offices by pedestrian routes which are appropriately landscaped and have active frontages to maximise pedestrian safety (where practicable and appropriate).
- Activation of Westwood Drive and the Western Highway streetscapes through the siting of built form and landscaping (where practicable and appropriate).
- The location of buildings, streets, access points, carparks, vehicle, bus, pedestrian and cycle connections.
- The location and layout of loading bays and collection areas, including waste storage areas and removal facilities.
- The staging and anticipated timing of development.

#### *Urban Design*

Urban Design Guidelines must be submitted with the Development Plan and approved by the responsible authority. The guidelines must indicate:

- The preferred built form, including architectural themes.
- Design and interface treatments between the site and adjoining sites.
- Active street frontages along key internal linkages.
- Road cross sections.
- The proposed connections within the site and external access points.
- The provision of built form to Western Highway and Westwood Drive.

#### *Traffic Management*

A Traffic Management Plan must be submitted with the Development Plan and approved by the responsible authority. The plan must address:

- Public transport integration, connections and stops including potential provision for a bus interchange within the site.
- Ingress and egress points and the estimated levels of usage.
- The impact of traffic generated by the development upon the surrounding road network.
- The level, allocation and location of car parking on the land.
- Internal pedestrian and cycling network and its connectivity outside the site.
- Provision for the loading and unloading of vehicles.

#### *Environmental Management*

An Environmental Management Plan must be submitted with the Development Plan and approved by the responsible authority. The plan must address:

- Building energy management.
- Water sensitive urban design/integrated water management.
- Construction materials selection.
- Waste management and reduction.
- Transport.

#### *Noise Attenuation*

A Noise Impact Assessment must be submitted with the Development Plan and approved by the responsible authority. The assessment must consider the impact that the proposed development would have on adjoining land uses and provide details on any required mitigation measures.

#### *Native Vegetation and Biodiversity Values*

A Flora and Fauna assessment prepared in consultation with the Department of Environment, Land, Water and Planning, must be submitted with the Development Plan and approved by the responsible authority. The assessment must identify the biodiversity values of the site and outline appropriate management measures to avoid or minimise the impacts on those values. The Development Plan must clearly identify any areas of biodiversity value.

#### *Services and Social Infrastructure*

A Services and Social Infrastructure Assessment must be submitted with the Development Plan and approved by the responsible authority. The assessment must detail how the site will be serviced and the need for any community facilities on site.

#### *Landscape*

A Landscape Master Plan must be submitted with the Development Plan and approved by the responsible authority. The plan must detail key landscape design principles to be

applied in streetscapes, external interfaces, and within proposed public spaces and car parking areas to create attractive interfaces and to encourage a pedestrian scale.