

26/06/2008  
C81(Part 1)**SCHEDULE 21 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO21****EPHING NORTH EAST DEVELOPMENT PLAN AREA****1.0****Requirement before a permit is granted**26/06/2008  
C81(Part 1)

The Responsible Authority may grant a permit for subdivision, use or development prior to the approval of a Development Plan only where it is satisfied that the proposed subdivision, use or development will not prejudice the design intent or the orderly use and development of land as intended by the *Epping North East Local Structure Plan*.

**2.0****Requirements for development plan**26/06/2008  
C81(Part 1)**Overall Objectives**

A development plan must be generally in accordance with the *Epping North East Local Structure Plan* and:

- implement the layout, design and density objectives of the *Epping North East Local Structure Plan*.
- establish interesting, high quality and diverse streetscapes that engender a sense of place and identity.
- provide well proportioned streetscapes that consider the fundamental built form relationship between the private and public realm.
- establish a series of well defined and interlinked neighbourhoods capable of supporting non car based modes of travel and a sense of place and identity.
- implement the objectives of Traditional Neighbourhood Design.
- support the establishment of pedestrian scale, main street based neighbourhood activity centres.

**Site Analysis**

A development plan must include a detailed site analysis and design response that includes the following matters to the satisfaction of the responsible authority:

- An environmental assessment of the flora, fauna and habitat significance of the land must be submitted which includes recommended actions for management, revegetation and restoration of conservation and vegetation protection areas and the links between such areas. The assessment should be guided by the broader environmental assessment and recommendations completed as part of the *Epping North East Local Structure Plan*.
- An arboriculture assessment of all existing trees on the land and their condition, health and integrity must be submitted including appropriate measures for the long term preservation of the tree(s) having regard to proposed open space or development in a neighbourhood context. The arboriculture assessment must include a plan showing the location of all vegetation nominated for removal and retention and surveyed locations of the trunk, canopy and tree protection zone of all vegetation nominated for retention.
- A preliminary 'Net Gain' assessment of any native vegetation to be removed having regard to *Victoria's Native Vegetation Management – A Framework for Action* including the location of any necessary offsets.

- A detailed archaeological survey and heritage assessment which includes recommendations for the protection, restoration and interpretation of significant individual sites and, where appropriate, design measures to sensitively integrate sites.
- A landscape assessment that defines any important landscape views or vistas and any landscape features.
- An environmental audit identifying any environmental hazards or contamination on the land and proposed treatments, if any; or a qualified statement indicating the absence of such hazards or contamination.
- A consolidated site analysis plan in digital and hard copy format that depicts all relevant site analysis information.

A development plan may specify that any of the above items can be deferred to the planning permit application stage.

### **Design Response**

The development plan must comprise:

- a design response that is based on the results of the site analysis process and be consistent with the objectives and requirements of the *Epping North East Local Structure Plan*;
- a written report and plans addressing the specific design objectives for the Key Design Response Areas described in this schedule;
- written report and plans must include:
  - Provision for a street network providing a high degree of internal and external connectivity and permeability.
  - Provision for a diverse range of street cross-sections and other initiatives to promote a sense of place.
  - Provision for a diverse range of allotment densities with variation in lot dimensions, access arrangements and dwelling types.
  - Provision for bus access, any land for road widening and a bicycle and pedestrian network plan which includes links to adjoining land and networks.
  - Land for open space and other community purposes.
  - A stormwater management plan which provides for the protection of natural systems, integration of stormwater treatment into the landscape, protection of water quality (particularly in relation to the Findon Creek), and reduction of run-off and peak flows. The plan must have regard to the particular WSUD principles set out in the *Epping North East Local Structure Plan*.
  - A landscape master plan for all open space areas, having regard to the detailed neighbourhood based design response.
  - A conduit network concept plan to facilitate the future installation of advanced telecommunications services through optical fibre cabling.
  - The location of any detention tanks, drainage retarding basins or other utility infrastructure required to service the neighbourhood.
  - The stages, if any, by which the development of the land is proposed to proceed.
- requirements (as appropriate) relating the following elements:
  - Building setbacks.
  - Building height.
  - Maximum site coverage.

- Building envelopes.
- Variation in lot sizes, width and depth in key locations.
- The relationship between buildings and footpaths and other pedestrian spaces.
- Access control for dwellings.
- Parking provision and configuration.
- Provision for mixed use development in key locations.
- Measures to support increased streetscape diversity.
- The interaction and relationship between residential and non-residential land uses.
- Methods for the protection of native vegetation.

### **Specific Design Objectives – Key Design Response Areas**

A development plan must address the following specific design objectives in the following Key Design Response Areas.

#### ***Activity Centres***

- Establish main-street based activity centres which incorporate a mix of retail, commercial and community facilities and provide opportunities for residential or business uses on the second floor level.
- Ensure that street design enhances areas of key visual interaction between the north and south sides of the main street, whilst accommodating on-street parking and widened footpaths.
- Provide for off-street parking at the rear of buildings.
- Establish a diverse grid based road network incorporating rear lanes and appropriately sited medium density housing.
- Provide flexibility for future expansion of activity centres.
- Encourage the establishment of a supermarket or general store to be located on the corner of Epping Road and the proposed main street.
- Provide opportunities for mixed use activities surrounding activity centres including service business and home offices.
- Encourage complimentary mixed uses along the east side of Epping Road with links to the River Red Gum woodland reserve in the eastern development precinct.
- Maintain and encourage permeable and easily accessible links to surrounding residential development.
- Provide an urban park framed by medium density/mixed use development.
- Incorporate provision for buses and bus stops in main street areas.
- Utilise linear open space to define the edges of activity centres.

For the Epping Road Neighbourhood Activity Centre, a specific development plan for the centre and surrounding mixed use area must be prepared addressing the requirements of this Schedule.

#### ***Neighbourhood Centres***

- Ensure that neighbourhood centres are situated at the junction of connector streets.
- Ensure public facilities such as schools, community centres, activity centres, neighbourhood parks and sports pavilions are appropriately integrated and connected with each neighbourhood centre.

- Ensure that neighbourhood centres have defined urban character which is clearly articulated in the built form and building setbacks.
- Ensure that public buildings and places (such as community centres, schools and sports pavilions) are clustered together and co-located and where possible frame intersections and provide outlook along the Diagonal Boulevard.
- Ensure that buildings are located to address the street, with car parking located to the side or rear.
- Ensure that neighbourhood parks provide a strong relationship with the surrounding built form, appropriately respond to and absorb the angles of the surrounding connector street network, and generally a minimum of 0.5ha in size.
- Encourage diversity of traditional streetscape conditions with variation in car parking arrangements, verge widths and streetscape planting.
- Encourage establishment of architectural statements and landmarks in key locations.

### ***Epping Road Interface***

- Encourage and promote a main street based activity centre adjacent to Epping Road through the establishment of a variety of retail, commercial, business and residential uses.
- Ensure the Epping Road activity centre and its surrounds has an identifiable character and identity.
- Mitigate the divisive influence of Epping Road by applying a reduced road reserve width opposite the main street.
- Ensure that where mixed use or medium density development addresses Epping Road, a rear lane is provided in addition to the service road.

### ***Findon Creek Environs Area***

- Ensure that east west connector streets are aligned diagonally parallel to Findon Creek to enable neighbourhood to be visually and physically integrated with the creek reserve and to facilitate regular shaped street blocks.
- Ensure that local streets are aligned perpendicular to the creek reserve, to maximise views, permeability and public access.
- Ensure the provision of a continuous boulevard treatment along the edge of the Findon Creek reserve to maximise views, permeability and public access.
- Ensure that dwellings are designed to have outlook and frontage to the Findon Creek reserve.
- Ensure that subdivision design allows for regular grid based street allotments and discourages cul de sac or curvilinear road design.
- Encourage medium density development to be concentrated around the Findon Creek reserve areas to improve passive surveillance.
- Encourage rear lane access to medium density lots overlooking the Findon Creek reserve to minimise garages and driveways along the creek interface.
- Ensure the Findon Creek shared path network integrates with the broader surrounding shared path network.
- Encourage the development of the linear reserve linking the creek to the River Red Gum woodlands reserve.
- Ensure that local roads linked to the creek reserve maximise opportunities for solar orientation of lots where possible.

***Diagonal Boulevard***

- Establish a diagonal boulevard to form a ‘spine’ linking the Local Structure Plan area to the public transport interchange near the northern town centre in Aurora.
- Ensure the diagonal boulevard is aligned perpendicular to the high voltage power transmission line easement and is anchored by key land uses within the Local Structure Plan area such as schools, community buildings and neighbourhood parks.
- Establish a coherent and regular road network surrounding the diagonal boulevard.
- Ensure the diagonal boulevard achieves a distinctive streetscape character and functionality through application of a central median and access control.
- Establish a local access road that incorporates a shared path, aligned perpendicular to the diagonal boulevard in order to create regular street blocks.
- Ensure the diagonal boulevard accommodates alternative road layout designs in key locations to create terminating vistas to parkland and linear open space areas.
- Ensure that vehicular access for all lots on the north side of the diagonal boulevard is discouraged to provide for a continuous landscape design treatment.
- Create opportunities for minimal interruptions to shared paths on the north west side of the diagonal boulevard.
- Encourage and maintain a two storey built form and variation along the front set backs along the diagonal boulevard.
- Locate neighbourhood parks adjacent to the diagonal boulevard where connector streets converge for the purpose of enhancing the visual experience and amenity of the road.
- Ensure that local roads linked to the diagonal boulevard maximise opportunities for solar orientation of lots where possible.

***Linear Open Space Extension***

- Incorporate a linear open space that links Edgars Creek and various open space reserves and community facilities, via the high voltage power transmission line easement.
- Utilise the linear open space extension to define the extent of the walkable catchment of the future transport interchange.
- Create variety and interest in the form of the linear link by adopting widening and narrow points in key locations or in response to site conditions.
- Ensure that the linear open space extension provides an average width of not less than 30m.

***Power Transmission Line Easement***

- Ensure that future land uses respond to the diagonal alignment of the high voltage power transmission line easement as a linear feature rather than a site constraint.
- Ensure that in the design of neighbourhoods, open space and road connections surrounding the easement integrate and take account of the opportunities provided by the easement.
- Ensure the shared path network is provided for the full length of the easement, is continuous, and connect to the surrounding open space and neighbourhoods.
- Create and maintain a road network that is aligned perpendicular and parallel to the easement in order to provide a direct connection to the open space and connector road network and to facilitate the design of regular street blocks.

- Ensure that future roads and open space are aligned and configured to minimise the visual impact of the transmission line pylons.

**3.0**

26/06/2008  
C81(Part 1)

**Decision guidelines**

In considering whether to approve a development plan, the responsible authority must consider the objectives and requirements of the *Epping North East Local Structure Plan*.

**4.0**

26/06/2008  
C81(Part 1)

**References**

*Epping North East Local Structure Plan Incorporated Document*

*Epping North East Local Structure Plan Reference Document*