

23/04/2015  
C113**SCHEDULE 20 TO THE DEVELOPMENT PLAN OVERLAY – WESTMONT  
AGED CARE SERVICES**

Shown on the planning scheme map as **DPO20**.

**WESTMONT AGED CARE SERVICES DEVELOPMENT PLAN**

This Schedule applies to undeveloped land identified as 265 Baranduda Boulevard, Baranduda – specifically part Lot 2 PS 638232 excluding the area of former Lot 3 PS 603132 (Land). The Development Plan seeks to resolve a range of detailed planning issues before the development of the land commences.

**1.0 Requirement before a permit is granted**23/04/2015  
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A permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a Development Plan has been prepared to the satisfaction of the Responsible Authority.

Before granting a permit the Responsible Authority must be satisfied that the permit is consistent with the purpose of the zone and would not prejudice the future use and development of the land or amenity of adjoining and adjacent land.

An application for a planning permit must be generally in accordance with the use and development requirements of the approved Development Plan.

**2.0 Requirements for Development Plan**23/04/2015  
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A development plan must show and provide for the following to the satisfaction of the Responsible Authority:

- An explanation of the design response of the Development Plan in regard to:
  - The relevant Precinct Structure Plan, (as available);
  - Clause 22.18: Seniors Housing and Aged Care Local Planning Policies; and
  - The Leneva Structure Plan 2007, (as amended);
- Use of the land for a retirement village and components including but not limited to the lot layout and locations for self-contained dwellings, nursing home, recreational facilities, car parking and community facilities;
- Identify staging and anticipated timing of development within the land;
- All subdivision and development serviced with sealed roads and pedestrian footpaths.
- Suitable access and connections for pedestrians, mobility scooters, cyclists and any public transport facilities to public roads and the adjoining land with reference to the relevant Precinct Structure Plan (as available);
- An interface treatment between the northwestern boundary of the land and adjoining land having required to the proposed future activity centre on the adjoining land. The interface should promote passive two-way surveillance (e.g. use of open-style see-through type fencing and landscaping) and encourage connectivity (e.g. use of connecting footpaths and bicycle/ mobility scooter tracks);
- A description of the boundary interface area between the land and adjoining land to the north-west;
- Open space and public realm network with reference to the relevant Precinct Structure Plan (as available);

- A landscape master plan for open space areas, roads and pathways that responds to the natural features of the land, including waterways, and including a planting and materials schedule;
- A drainage strategy for the site that responds to the landscape master plan;
- Demonstrate no impact on native vegetation on Boyes Road will be caused by the development;
- A permeable internal road network that connects to the external roads; and
- An assessment to demonstrate that entry and exit points of any road provides sufficient capacity and caters for emergency services to the site.

### **3.0**

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#### **Decision guidelines**

When considering a Development Plan, the Responsible Authority must consider:

- The relevant Precinct Structure Plan, (as available);
- Clause 22.18: Seniors Housing and Aged Care Local Planning Policies;
- The Leneva Structure Plan 2007, (as amended); and
- The Leneva Valley and Baranduda Native Vegetation Precinct Plan (WRENs), February 2013.