

13/09/2007  
C96**SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO4**

**JAQUES DEVELOPMENT SITE RICHMOND**

The Jaques development site is bounded by Palmer Street, Highett Street, Griffiths Street and Coppin Street, Richmond.

**1.0**13/09/2007  
C96**Requirement before a permit is granted**

A permit may be granted for subdivision and title consolidation and to construct or carry out minor works including site preparation works and related activities before a development plan has been approved to the satisfaction of the responsible authority.

Before granting a permit the responsible authority must be satisfied that the permit will not prejudice the future use and development of the land in an integrated manner and will contribute to the vision for the Jaques site.

The land may be developed in stages.

**2.0**13/09/2007  
C96**Conditions and requirements for permits**

Nil

**3.0**13/09/2007  
C96**Requirements for development plan****The vision**

The Jaques site is to be redeveloped to provide a predominantly medium to higher density residential development supported by commercial at the southern end and a limited range of other uses that activate the public realm while maintaining residential amenity. The project will demonstrate a high quality architectural response using articulation and external detailing to create visual interest. The development will provide a diverse range of dwelling types including home offices, studio apartments and apartments. Multi-level buildings in a central garden setting and stepping back from street frontages are envisaged that are designed to minimise off-site effects, implement innovative ESD features and provide a high standard of internal amenity. A public east-west pedestrian link through the site and public plaza are required to improve connectivity between the residential areas further to the east and the community hub developed around the Richmond Town Hall and Bridge Road. While part of the perimeter wall will be retained or reconstructed, it is envisaged that it will be modified to provide a street address for new dwellings and sight lines into the site.

**Building height**

In the development plan, building height is the vertical distance between the foot path or natural surface level at the centre of the site frontage and the highest point of the building with the exception of architectural features, roof forms, building services and the like.

**Building envelope**

In the development plan, the building envelope nominates the preferred building height for a new building and the area of the site within which the building should be located relative to other building envelopes, set backs, street frontage.

**Development plan components**

The development plan must include:

- A comprehensive Site Analysis Plan that provides details of:
  - Surrounding land uses and development
  - Vehicle and pedestrian links
  - Public transport
  - Topography
  - Street trees
  - On-street parking
- Urban design objectives and outcomes which contribute to the vision for the Jaques site and include context, built form height and massing, diversity and articulation, roof forms, street activation, setbacks and edges, internal amenity, vehicle access and car parking, ESD, and the public realm.
- A development concept plan which shows or provides the following information:
  - The extent of the perimeter wall proposed to be retained or reconstructed and arrangements for its on-going maintenance;
  - An east-west pedestrian link through the site that will be available at all times for public access;
  - Areas available for public use within the development, a management plan for these areas and clarification of the intended legal status of public areas following completion of the development;
  - A landscape concept plan;
  - Indicative development schedule showing:
    - Proposed number, size and type of dwellings (including home office); and
    - Proposed non-residential uses including maximum gross floor areas and location.
  - Building envelopes that include height, setbacks, minimum off-sets between buildings to provide internal amenity; preferred pedestrian entry points and frontages;
  - The rationale for the heights shown on the building envelopes;
  - Shadow diagrams on the hour between 9am and 3pm on 22 September;
  - Perspectives from all external streets and public areas within the development or other techniques that help to illustrate the nature of the development;
  - Proposed materials and finishes for all buildings;
  - Preferred locations for vehicle egress and ingress;
  - Location and access points for on-site car parking;
  - Specified car parking rates for all uses, including visitor parking;
  - A traffic management plan which may identify the need for traffic management and control works generated by the development;
  - A bicycle facilities plan;
  - A strategy to encourage public transport use, including green travel plans;
  - A response to Clause 15.12 Energy Efficiency and Clause 22.10-3.5 Environmental Sustainability in the Yarra Planning Scheme;

- A response to the Safer Design Guidelines for Victoria;
- A response to Clause 16 .05 Affordable Housing in the Yarra Planning Scheme;
- A response to Clause 22.10 Built Form and Design Policy in the Yarra Planning Scheme that identifies urban design objectives and outcomes that contribute to the vision for the Jaques site.

#### **4.0**

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#### **Decision guidelines**

Before deciding on a request to approve a development plan or a request to amend a development plan, the responsible authority should consider:

- How the development plan contributes to the vision and achieves the urban design objectives and outcomes for the Jaques site
- Clause 65 Decision Guidelines.