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Proposed C43

SCHEDULE 1 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO1**.

7 HILL STREET, BEAUFORT

(FORMER BEAUFORT PRIMARY SCHOOL SITE)

1.0 Requirement before a permit is granted

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A permit may be granted before a development plan has been approved provided the responsible authority is satisfied that it will not prejudice the future use and development of the land.

A permit may be granted for use or to subdivide land or to construct a building or to construct or carry out works that is not in accordance with the development plan.

2.0 Conditions and requirements for permits

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The following conditions and/or requirements apply to permits:

- All residential development must be serviced with reticulated water and sewerage, and reticulated electricity.
- A permit to develop land or to construct or carry out works must address as appropriate:
 - Heritage Assessment Report, Beaufort Primary School (Former) Heritage Intelligence Pty Ltd, April 2018.

3.0 Requirements for development plan

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A development plan must be prepared for the whole site and address the following matters to the satisfaction of the responsible authority:

Urban design

- The general layout of the proposed development, showing how it can facilitate social inclusion by providing a variety of lot sizes, dwelling types and orientations.
- How the development plan has been designed to enable the subdivision to satisfy the requirements of Clause 55 or Clause 56 as relevant.
- How lots within the plan have been designed to enable future dwellings to satisfy the requirements of Clauses 54.
- How the plan has been designed to enable the construction of dwellings with active frontages and individual pedestrian access on lots that abut the existing road reservations of Hill and Leichardt Streets.
- An integrated water management plan which demonstrates that new development can safely manage the impact of flooding through the site to the satisfaction of the responsible authority and the relevant floodplain management authority.
- Consideration of the topography of the land, particularly with regard to the provision of useable open space, site features such as vegetation, waterways, and places of cultural heritage significance.
- How the development will provide appropriate bushfire protection measures to address identified bushfire risk.

- How view corridors to and from the internal ridgeline have been considered.
- Where non-residential uses are proposed, provide details of the nature of proposed use.

Built form

- The indicative height and scale of any proposed development.
- Identification of any sites of heritage significance and the means by which they will be managed, support adaptive reuse and integrated with the development of the site.

Access and movement

- The preparation of a comprehensive transport analysis, which identifies expected traffic volumes associated with the proposed development including trip generations.
- The proposed movement network, which must:
 - Provide convenient internal and external access/linkages.
 - Allow for the safe and efficient operation of emergency vehicles.
 - Provide attractive, convenient, safe and legible pedestrian and bicycle networks within the site and linkages to the surrounding area.
- The location of car and bicycle parking within the public realm.

Open space and landscaping

- The design and location of public open space to best meet the needs of residents within the new development and existing development and provides links to existing and proposed internal and external open space areas.
- The design of dwellings adjoining public open space to be oriented towards and have active frontages overlooking the public open space so as to enhance surveillance of the area.
- Appropriate landscape theme(s) for nature strips and public open space, using native, indigenous and exotic plants.
- Any vegetation which is to be retained and protected.

Servicing

- The provision of water, drainage, electricity, sewerage, data cable conduits, gas and the common trenching of compatible services.

Staging

- The staging and density of the development.