

--/20--
C--

SCHEDULE 13 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO13**

Site Description

This schedule applies to land generally known as 510 Swan Street, Richmond.

1.0 Requirement before a permit is granted

--/20--
C--

A permit may be granted before a development plan has been approved for the following:

- Subdivision
- Minor buildings or works
- Removal or creation of easements or restrictions

Before granting a permit, the responsible authority must be satisfied that the permit will not prejudice the preparation of a Development Plan and future use and development of the land in an integrated manner and will not compromise the objectives for the site.

The site may be developed in stages.

2.0 Development plan objectives

--/20--
C--

- Future development will provide for a mix of commercial uses at street level with residential uses above.
- The development will provide a range of dwelling types, as appropriate, to allow for a diversity of households.
- The development will minimise the impacts of vehicular access on pedestrian, cyclist, and tram movements along Swan Street.
- The development will support sustainable travel initiatives to minimise car travel.
- The design will be responsive to the site's diverse interfaces.
- The development will demonstrate a high quality architectural response, implement innovative Environmentally Sustainable Design features, and provide a high standard of internal amenity.
- The development will include building articulation at the upper levels to maintain the built form rhythm of the streetscape and provide suitable amenity within the development.

3.0 Requirements for development plan

--/20--
C--

The development plan may be prepared for the whole site or in stages. The development plan must be consistent with the objectives for the site, which takes into account the site's strategic location on the edge of Burnley Village and excellent access to public transport.

Development plan components

The development plan must include the following information:

- A site analysis that identifies the key attributes of the land, its topography, and its relationship with existing or proposed uses on adjoining land.
- A context analysis identifying the adjoining roads, tram stops, walking and cycling connections, pedestrian crossings and the relationship of the site to Burnley Village and Burnley Train Station.
- Concept plans for the layout of the site which show:
 - The siting and orientation of buildings.

- The car and bicycle access locations.
- The proposed indicative uses of each building.
- Three dimensional building envelopes for new buildings including indicative building heights, the separation distances between buildings and the setback from the street frontage.
- Shadow diagrams internal to the site for the equinox (22 September / 20 March) between 10:00am and 2:00pm based on the building envelopes or arrangement shown in the proposed Development Plan.
- Design Guidelines for the site which reflect the following requirements:
 - The building heights should not exceed 32m (10 storeys) and provide an appropriate transition to site interfaces.
 - The built form must provide adequate variety of building form and articulation across the site to avoid long and continuous facades along Swan Street.
 - The street wall height along Swan Street should create a consistent 3 storey built form.
 - The levels above 3 storeys should be setback:
 - a minimum of 6m from Swan Street to provide upper level setbacks from the primary street frontage.
 - a minimum of 4.5m from the eastern boundary to provide upper level building separation between the subject site and any future redevelopment of the abutting property.
 - The Golden Square Bicentennial Park should generally be free of significant overshadowing between 11:00am and 2:00pm at the equinox (22 September / 20 March).
 - Car parking should be obscured from the public realm.
 - Building services, including roof top services/ elements, must be screened from the public realm.
 - Buildings should provide for weather protection along Swan Street.
 - Sustainable design principles to address water management, solar access and energy conservation.
 - Landscape principles for the site.
 - Proposed measures to provide noise attenuation from the train line and vehicular traffic on Swan Street.
- A Traffic Management Report outlining:
 - The existing capacity within the surrounding road network.
 - The likely traffic generation of the development.
 - Indicative access arrangements for vehicles and recommendations for managing potential conflicts with pedestrians, cyclists, trams and vehicles on Swan Street.
 - Recommended car parking rates for the development.

The development plan for any part of the development area may be amended from time to time to the satisfaction of the responsible authority.

The responsible authority may waive the need to provide any of the information detailed above that is not relevant to a particular Development Plan or part of a Development Plan.

4.0 Display of Development Plan

--/20--
C--

Before deciding to approve a development plan, the responsible authority must display the plan for public comment. Notice of the development plan must be given to the owners and

occupiers of adjoining land. A development plan must be displayed or further information required within 28 days after the plan is received by the responsible authority. The plan must be displayed within 14 days of satisfactory further information being received.

The development plan must be displayed for at least 14 days but no longer than 28 days.

The responsible authority may display an amendment to a development plan if it is considered to potentially impact the surrounding residential area.

5.0 Decision guidelines

Before deciding on a request to approve or amend a Development Plan, the responsible authority must consider:

- The provisions of this planning scheme including relevant local policies.
- Yarra City Council's Swan Street Structure Plan, January 2014.
- The views of Public Transport Victoria, Vic Roads, Vic Track and Metro Trains that are received as appropriate.
- Shadow impacts on Golden Square Bicentennial Park for the equinox between 11:00am and 2:00pm.
- The likely traffic and car parking impacts.