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Proposed
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SCHEDULE 30 TO THE CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO30

NICHOLAS STREET RESIDENTIAL

1.0 Requirement before a permit is granted

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Proposed

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.

2.0 Conditions and requirements for permits

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Proposed

A permit for subdivision and development shall include provisions and conditions relating to the interface between the site and public space (Meadowlink, laneways, streets and other parks).

3.0 Requirements for development plan

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Proposed

In preparing a development plan or an amendment to a development plan, the following should be achieved:

- A range of dwelling types, as appropriate to cater for a variety of housing needs.
- Variation to building forms across the site.
- Protection of the amenity of adjoining sites by providing for a maximum of 2 storey built form adjacent to or opposite any existing single or double storey residential development.
- Graduation of taller buildings across the balance of the site with reference to analysis of shadow, visual amenity impacts and the character of the area.
- A positive interface to adjacent public open space, including Meadowlink Reserve giving appropriate consideration to issues of safety and surveillance.
- Improved local permeability through provision of new pedestrian/cycle pathways that provide connections to open space areas (including Meadowlink Reserve), the existing street network and facilitates connections through to the Broadmeadows Central Activities District.
- A street network which improves the connectivity within the neighbourhood.
- Sustainable design features to address water management, solar access and energy saving initiatives, to deliver lower living costs for future residents.

The Development Plan may consist of a plan and/or other documents.

A Development Plan must include the following requirements to the satisfaction of the responsible authority:

- The key attributes of the land, its context, the surrounding area and its relationship with existing and/or proposed uses on adjoining land;
- Concept plans for the layout of the site which show:
 - Proposed lot and road layout, new building orientation and location, public roads, vehicle access locations, and pedestrian and bike paths.

- The provision of useable public open space that is clearly visible and accessible to the residents within the site and from surrounding areas, and includes the provision of a pocket park adjoining Meadowlink.
- Three dimensional building envelope plans including indicative building heights and setbacks.
- Stormwater and drainage management treatments including any water sensitive design, or integrated water management elements.
- How the layout pattern and proposed development responds to the site analysis;
- How a proposal responds to any adopted Greater Broadmeadows Framework Plan, any adopted Broadmeadows Structure plan and adopted Meadowlink Masterplan.
- A traffic management report prepared by a suitably qualified person(s), which identifies, as relevant:
 - Any traffic management measures.
 - An assessment of the expected traffic impacts associated with a development such as traffic volumes, car parking, car parking location, loading and unloading of vehicles, and collection of garbage and waste.
 - A traffic assessment addressing the impact of the proposed development on the arterial road and local road networks and identifying necessary mitigating works on those networks to the satisfaction of the responsible authority.
 - An integrated pedestrian and bicycle path network, incorporated into the road and public open space system that:
 - Provides clear linkages within the land and connections to the surrounding community and other local destinations, including public transport.
 - Provides for community safety.
 - Connects to future regional bike paths and open space areas, including Meadowlink.
- An arboricultural assessment of any significant vegetation on the land, including advice on the long-term health and retention value of such vegetation.
- A concept landscape plan for the site, including principles and guidelines.
- Details of how the proposal will demonstrate best practice Environmentally Sustainable Design principles;

The Development Plan for any part of the development area or for any stage of development 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.