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SCHEDULE 10 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO10**.

FORMER YARRA HILLS SECONDARY COLLEGE SITE - 150 CAMBRIDGE ROAD, KILSYTH

1.0 Objectives

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To provide a range of housing types.

To ensure that the design of new buildings provides an appropriate transition of scale and form to buildings on adjacent lots.

To ensure street frontages and open space provide sufficient room for canopy trees and vegetation.

To implement sustainable development.

2.0 Requirement before a permit is granted

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A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority, provided it does not prejudice the preparation and approval of the development plan and is consistent with the Objectives in Section 1 of this Schedule.

3.0 Conditions and requirements for permits

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The following conditions and/or requirements apply to permits:

- A construction management plan must be submitted to and approved by the responsible authority. The plan must include:
 - Details of any staging proposed.
 - How the site is to be accessed during construction.
 - Details of tree protection zones for significant trees to be retained on the land.
 - Location of site office, off-street parking for construction vehicles and employees.
 - Details of the collection and disposal of construction waste and the storage of construction materials.
 - The methods to control adverse environmental effects including erosion and sediment runoff.
 - Details of how the amenity of the surrounding area is to be protection during construction.
- All works conducted on the land must be in accordance with the approved construction management plan.
- A landscape plan for the site must be submitted and approved by the responsible authority. The plan must include:
 - Landscape concept for the site.
 - Identification, protection and incorporation of significant trees on site and in the adjoining road reserve.
 - Arboricultural details of the significant trees to be protected.
 - Landscaping to include a majority of local native and indigenous species.
 - Details of how public open space areas are to be developed and managed.
- A traffic report assessing the car parking requirements and traffic impacts of the proposed development.

- Garages and carports associated with new developments are not visually obtrusive when viewed from the front street and are located behind the line of the buildings.

4.0 Requirements for development plan

A development plan must include the following requirements:

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- The location, size and design concepts of proposed buildings including height and density.
- Any staging of the development.
- A range of housing types.
- Development sited and designed to retain existing trees where possible.
- Development sited and designed to avoid impacts on roadside vegetation.
- A report detailing how Environmentally Sustainable Design techniques such as energy and water conservation, waste minimisation and vegetation retention have been incorporated in the proposed development.

Built form

- Protection of the amenity of adjoining site by providing for a maximum two storey-built form immediately adjacent to or opposite any existing single or double storey residential development.
- Development provides a compatible interface to adjoining residential uses.
- Development abutting the service road orientated towards Cambridge Road.
- Street frontages and open space provide sufficient room for the retention and planting of canopy trees.