

XX/XX/XXXX
GC51**SCHEDULE 17 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO17**.

REDEVELOPMENT SITES**Site Description**

This schedule applies to land generally known as:

- 32A Green Gully Road, Keilor
- 27 Driscolls Road, Kealba
- 46 Eliza Street, Keilor Park
- Part 812 and 814 Ballarat Road and 95 Station Street, Deer Park
- 18-24 Robertsons Road (PS316588) and 16-28 McCubbin Drive (PS342427), Taylors Lakes

1.0**Requirement before a permit is granted**XX/XX/XXXX
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A permit may be granted before a development plan has been prepared for:

- Bulk excavation, site preparation and retention works including piling, footings, ground beams and ground slab, and minor buildings and works provided that interim treatments are to the satisfaction of the responsible authority and any works required to satisfy environmental clean up or audit requirements.
- Subdivision of the land into superlots or to realign property boundaries, or create a road, or create or remove easements.

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.

2.0**Requirements for development plan**XX/XX/XXXX
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The development plan may be prepared for the whole site or in stages.

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

- Where residential uses are proposed, provide a range of dwelling types to cater for a variety of housing needs.
- Where non-residential uses are proposed, details of the nature of the proposed use.
- Incorporate sustainable design features to address water management, solar access and energy saving initiatives, to deliver lower living costs for future residents.
- Variation to building forms across the site.
- Internal amenity for future residents.
- The amenity of adjoining sites by providing for a maximum of 2 storey built form adjacent to or opposite any existing single storey residential development.

- Taller buildings across the balance of the site should be carefully graduated with reference to analysis of shadow, visual amenity impacts and the character of the area.
- Appropriate buffer treatments at the interface with any non-residential uses on adjoining properties.
- A positive interface to adjacent public open space giving appropriate consideration to issues of safety and surveillance.
- Opportunities for improved local permeability through provision of new pedestrian/cycle pathways or new local street networks where appropriate that link to the existing networks.
- Where provided, locate open space adjacent to pedestrian/cycle pathways.
- Opportunities to retain vegetation where appropriate.

Development plan components

The development plan must include the following components:

- Existing conditions plan, showing surrounding land uses and development, adjoining roads and pedestrian links, public transport routes and social infrastructure.
- Concept plans for the layout of the site which show:
 - New building orientation and location, indicative uses for each building, car parking areas, public roads, vehicle access locations, pedestrian and bike paths and areas and locations of private and public open space;
 - Three-dimensional building envelope plans including indicative building heights and setbacks.
 - Shadow diagrams of proposed building envelope conditions at 10.00am, 1.00pm and 3.00pm at 22 September.
- An indicative development schedule including the number, type and density of dwellings and the floor area of any proposed non-residential uses.
- A traffic management report and car parking plan, which considers:
 - Identification of roads, pedestrian, cyclist and vehicle access locations, including parking areas, both internal and external to the site.
 - Any traffic management measures, where required.
 - Location and linkages to public transport.
 - Car parking rates for all uses, including visitor parking.
 - Provision for bicycle facilities.
- Proposed staging plan (if relevant)
- An arboricultural assessment of any significant vegetation on the land, including advice on the long term health and retention value of such vegetation.
- A landscape concept plan for the site

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.

3.0

Display of Development Plan

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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.

4.0

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Decision Guidelines

Before deciding whether a development plan, or amendment to a development plan, is satisfactory, the responsible authority must consider as appropriate:

- The provisions of this planning scheme including relevant local policies and the objectives set out in Clauses 55 and 56 of the scheme.
- The orderly development of land including management of traffic, car parking, the provision of pedestrian ways and open space.