SCHEDULE 2 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO2.

FORMER CSIRO SITE, HIGHTETT

1.0

Objectives

To redevelop the former CSIRO Hightett site in an integrated manner with surrounding land uses.
To provide a high-quality open space network and conservation area.
To contribute to the housing diversity within the area by providing a range of dwelling types and densities, including affordable housing.
To demonstrate high quality building and landscape design that implements environmentally sustainable design principles.
To provide for safe and efficient traffic and pedestrian networks that integrate with the surrounding neighbourhood.

2.0

Requirement before a permit is granted

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 for the following:

- Any buildings and works associated with the remediation of the land in accordance with or for the purpose of obtaining a certificate or statement of environmental audit under the Environmental Protection Act 1970.
- Minor buildings or works.
- Consolidation of land or Subdivision.
- Removal or creation of easements or restrictions.

The responsible authority must be satisfied that the development is necessary to the ongoing management and preparation of the land for future redevelopment.

Before granting a permit, the responsible authority must be satisfied that the permit will not prejudice the preparation of a development plan and the future use and development of the land in an integrated manner and in accordance with the objectives for the site contained in this schedule.

3.0

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- A permit for subdivision or development of the land (excluding site preparation works) must include a requirement for a Section 173 Agreement to be entered into between the owner of the land, the Bayside City Council and CSIRO. The Agreement must provide for the following:
  - Prior to the issue of a Statement of Compliance for the residential subdivision of the land, the transfer of a total of 4.0ha of the land to Bayside City Council for public open space and conservation purposes. This must include:
    - 3.0 ha of land for conservation purposes in the southern portion of the site;
    - 1.0 ha of land for passive open space purposes, distributed across the balance of the site, in a manner that provides for equitable local access and good urban design outcomes.
    - The land must be transferred at no cost to Bayside City Council.
Requirements for development plan

The development plan must show or make provisions for the following requirements to the satisfaction of the responsible authority:

Urban Context and Site Analysis

- A response to the site’s regional and strategic context.
- Existing urban character analysis including landscape features, topography and significant vegetation.
- Details on how an integrated development will be achieved that improves and complements the desired urban character for the site and surrounding land uses.
- Vehicle and pedestrian linkages to existing networks.

Character and Built Form

- Building envelopes that identify heights, setbacks and minimum offsets between buildings to ensure internal amenity.
- Conceptual general layout and height of proposed buildings showing the graduation of building heights across the site, including:
  - Two to three storeys where development abuts existing residential development and storey built form.
  - up to 4 storeys in the central area of the site.
  - up to 6 storeys at the northern end of the site.
- An explanation of how the development will interface with adjoining commercial and residential development.
- A range of dwelling types to cater for a variety of housing needs.
- A high quality of internal amenity for future residents.

Open Space, Landscape, and Significant Vegetation

- At least 4.0 hectares of land for conservation and open space purposes, which is to include:
  - 3.0 ha of land for conservation purposes in the southern portion of the site.
  - 1.0 ha of land for passive open space purposes, distributed across the balance of the site, in a manner that provides for equitable local access and good urban design outcomes.
- An offset strategy in accordance with the principles set out under Guidelines for the removal, Destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) The incorporation of significant native vegetation into the design of the development where possible.
- The incorporation of any sites of cultural significance into the design of the development.
- A Landscape Concept Plan and Tree Management Plan for the site that provides:
  - An assessment of existing vegetation on the land by a suitably qualified arborist or ecologist.
  - Opportunities to retain mature trees with adequate setbacks to development.
  - A planting theme which complements neighbourhood character, surrounding street trees and demonstrates water sensitive design objectives.
  - Delineation of which trees are to be removed and which trees are to be retained.
- Safety for users through passive surveillance and site activation.
Traffic and Access

A comprehensive transport analysis which identifies:

- Expected traffic volumes associated with the proposed use and development of the site;
- A transport, traffic and access management plan which includes measures to address the transport, traffic, pedestrian and bicycle needs of the development, in particular an indicative hierarchy proposed for the site that:
  - Complements the form and structure of the surrounding network.
  - Investigates the potential for an east-west vehicle connection that links into the surrounding road network.
  - Provides for functional, safe and efficient pedestrian and cyclist routes to, from and within the site.
- The means proposed to address the impacts of traffic generated by the development on the surrounding road network including any required upgrades or modifications.

Drainage

A civil infrastructure and drainage report that includes:

- Assessment of the capacity of infrastructure to service the development with respect to the treatment and retardation of stormwater.
- Water Sensitive Urban Design (WSUD) principles.

Environmentally Sustainable Development

- Environmentally sustainable design principles to be incorporated into the development, including integrated water management, energy efficiency, climate responsive design, waste minimisation and improvements to urban ecology including an assessment with the Built Environment Sustainability Scorecard (BESS) tool.
- How the orientation and layout of the development makes appropriate use of daylight and solar energy.
- Water sensitive urban design solutions for managing storm water discharge throughout the site including public areas and roads, including the potential for diverting storm water for reuse off-site.
- Incorporation of rain water tanks into the design to capture and store rain water for use in private gardens within the development and public open space.