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Proposed C134maro

SCHEDULE 7 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO7**.

RINGWOOD GREYFIELD RENEWAL PRECINCT

1.0

Objectives

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- To encourage site consolidation that enables increased housing density and diversity, improved open space and built form outcomes and enhanced local infrastructure.
- To identify land suitable for increased maximum dwelling heights on consolidated sites consistent with this schedule.
- To enhance the residential and landscape character of the precinct through increased tree coverage and open space areas and reduced site coverage, hard surface areas and heat island effects.
- To strengthen and improve pedestrian circulation and the amenity of the precinct through the introduction of new, and the upgrading of existing, pedestrian connections.
- To integrate the principles and techniques of environmentally sustainable design into the design, construction and operation stages of new development in the precinct.

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 that:

- The responsible authority is satisfied that the granting of a permit will not prejudice the preparation and approval of a development plan, including the outcomes for the land set out in the requirements to this schedule.
- The permit includes any conditions or requirements set out in this schedule.

3.0

Conditions and requirements for permits

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A permit must be generally in accordance with Figure 1 (Indicative Concept Plan) and Figure 2 (Building Height Plan).

4.0

Requirements for development plan

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A development plan must be generally in accordance with Figure 1 (Indicative Concept Plan) and Figure 2 (Building Height Plan) of this schedule.

A development plan must be generally in accordance with the *Design Framework and Concept Plan, Ringwood Greyfield Precinct, 2019*.

A development plan may be prepared and implemented in stages.

One or more development plans may be approved for the precinct.

A development plan must include the following requirements:

- The indicative number of dwellings and dwelling density for the land as detailed in Table 1: Dwelling Density.
- A mix of housing types and sizes, including one, two, three (or more) bedroom dwellings.
- Accessible dwellings provided at a ratio consistent with the Building Apartments Design Standards.
- Development designed to meet the building heights and street setbacks specified in Table 2 to this clause and Figure 2: Building Heights Plan.

- Dwellings orientated in an east-west direction.
- A basement setback a minimum of 1.2 metres to site boundaries, excluding vehicle access ramps.
- Buildings setback from side boundaries by a minimum of 1.4 metres for 40 percent of the length of the site boundary if adjoining a building of 9 metres in height. Building setbacks can be reduced if sufficient site landscaping and dwelling outlooks are provided to the front and rear of the site.
- Where the rear boundary of a site is adjacent to Notlen Park, a minimum rear setback of 3 metres.
- A maximum site coverage of 50 per cent, including a basement.
- A minimum permeable area of 35 per cent with at least 30 per cent provided as grassed area and landscaping.
- A minimum of 45 per cent direct sunlight to communal open spaces areas for a minimum of two hours between 9 am and 3 pm on 21 June.
- Provide communal open space as detailed in Table 3.
- A landscape plan which includes:
 - The retention of canopy trees with a height of 4 metres or higher and remnant vegetation to the maximum extent practicable and incorporated into proposed areas of landscaping.
 - Canopy trees within front setbacks, private open spaces areas and common garden areas of native species that are capable of reaching a minimum mature height of 12 to 14 metres, where possible.
 - All asphalted, paved and concreted areas, including vehicle accessways, of light colours and shaded by adjacent vegetation.
- Car parking consolidated to minimise the extent of hard surface cover on the site.
- Only one vehicle crossover provided to each development setback a minimum of 1.5 metres from any street tree, except where a larger distance is required for a larger street tree.
- Access and car parking provided from a rear lane or from the street to a basement and generally concealed from the street.
- Any basement car parking area extending above the finished ground level screened and concealed with landscaping.
- Garages that face the frontage set back a minimum of 1 metre behind the front facade of the dwelling.
- Buildings articulated into a series of distinct but complementary street wall elements that reinforce the existing residential grain, rhythm and streetscape elements and respond to the varying scales of adjacent buildings.
- Where a development is adjacent to a laneway or public accessway, new dwelling entries orientated to the accessway and vehicle access located to the rear or a basement.
- Where a dwelling abuts communal open space or a public park, provide windows, balconies and an outlook at all levels orientated towards to the open space and/or park.
- Where fencing is proposed, low and open fencing allowing for passive surveillance of any adjacent street and park with a maximum height of:
 - 1.2 metres for streets in a Road Zone, Category 1;
 - 0.9 metres for other streets.
- Environmentally sustainable design features including:

- Sustainable transport measures.
- A BESS Rating or equivalent with a 50 per cent score.
- Minimum 70 per cent performance for water, urban ecology and stormwater.
- Solar and renewable energy.
- Integrated water and stormwater management.
- Waste and recycling facilities.
- Design detail and amenities including:
 - Materials which are environmentally sustainable.
 - Visual impacts of parking areas and driveways minimised with no greater than 30 per cent of the frontage taken up by garages and carports.
 - Roof design that complements and strengthens the overall proportions of the built form.
 - Utilities and services that are well integrated into the overall design of the building functionally and aesthetically.

Table 1: Indicative Dwelling Density

Site Area	Max. No. of Dwellings	Dwelling Density
Up to 1000 square metres	7	70 dwellings per hectare
1000 to 2000 squares metres	30	150 dwellings per hectare
2000 square metres plus	None specified.	180 dwellings per hectare

Table 2: Building Heights and Street Setbacks

Site Area	Maximum building height	Minimum site area	Street setback
A	9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres is 2.5 degrees or more, in which case the maximum height must not exceed 10 metres.	None specified.	For one dwelling on a lot: ▪ Minimum front street setback is the distance specified in Clause 54.03-1 or 6 metres, whichever is lesser. ▪ Minimum side street setback is the distance specified in Clause 54.03-1. For two or more dwellings on a lot or a residential building: ▪ Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser. ▪ Minimum side street setback is the distance

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			specified in Clause 55.03-1.
B	11 metres for a minimum site area of 1000 m ² .	1000 square metres. Includes land only in Sub-precinct B.	For one dwelling on a lot: - Minimum average street setback of 6 metres. - Minimum side street setback is the distance specified in Clause 54.03-1. For two or more dwellings on a lot or a residential building: - Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser. - Minimum side street setback is the distance specified in Clause 55.03-1.
C	13.5 metres for a site of 2000 m² or more in area. 9 metres for a site of less than 2000 m² in area, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum height must not exceed 10 metres.	2000 square metres. Includes land only in Sub-precinct C.	For one dwelling on a lot: - Minimum street setback is the distance specified in Clause 54.03-1 or 6 metres, whichever is lesser. - Minimum side street setback is the distance specified in Clause 54.03-1. For two or more dwellings on a lot or a residential building: - Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser. - Minimum side street setback is the distance specified in Clause 55.03-1.

Table 3: Communal open space

Number of Dwellings	Percentage of site area required as Communal Open Space
Up to 10	Not required
11 to 20	10%
21 to 30	15%
31 or more	20%

Figure 1: Indicative Concept Plan



Figure 2: Building Height Plan

