

13/12/2007
C95(Part 1)**SCHEDULE 13 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO13****SUNSHINE GOLF COURSE (130 FITZGERALD STREET) AND THE MASONIC CENTRE (1A RALPH STREET), SUNSHINE WEST****1.0**19/01/2006
VC37**Conditions and requirements for permits**

Any permit granted must include conditions or requirements for the owner to enter into an agreement with the Responsible Authority under Section 173 of the Planning and Environment Act 1987 to provide for the following matters:

- A contribution towards physical and social infrastructure to the satisfaction of the Responsible Authority.
- The establishment of the following controls on all lots adjoining the common boundary of land abutting any existing residential land to the north, south or east (such boundaries to be referred to in this clause as the "residential common boundaries") except for the lots identified separately in this Schedule:
 - A 3 metre wide landscape buffer adjoining the residential common boundaries.
 - A setback of 5 metres for any single storey part of a building from the residential common boundaries.
 - A setback of 9 metres for any part of a building of two or more storeys from the residential common boundaries, provided that if such building is located on a lot which shares a boundary with the residential common boundaries, the maximum height of such building shall not be more than 9 metres.
 - A setback of 5 metres for any outbuilding from the common residential boundaries unless such outbuilding is 1.8 metres or less in height and covers a building footprint of no greater than 5 square metres.

The establishment of the following controls on the lots described below:

- Any new lot to the north of Lot 2511 PS422889 (10 Magenta Court) is to have the following:
 - North-south orientation.
 - A minimum 3 metre wide landscape strip with native tree plantings from the common residential boundary.
 - A minimum distance of 19 metres between the southern wall of any new dwelling and the northern wall of the dwelling at 10 Magenta Court.
 - A minimum setback of 5 metres for any outbuildings from the common residential boundary.

Any new lot to the north of Lot 2312 PS422888 (9 Eucalyptus Court) is to have the following:

- A minimum 3 metre wide landscape strip with native plantings from the common residential boundary.
- A minimum setback of 5 metres for any outbuildings from the common residential boundary.
- Any dwelling to be single storey only.
- A minimum distance of 20 metres between the southern wall of the new dwelling and the northern wall of the existing dwelling at 9 Eucalyptus Court.

Any new lot to the north of Lot 102 LP323006M (16 Noble Court) to be separated by a 5 metre landscape buffer and road (no less than 6 metres in width) from the northern boundary of 16 Noble Court. Any dwelling on such (new) lots must be no closer than 22.5 metres from the nearest 1st storey window of the dwelling on 16 Noble Court.

2.019/01/2006
VC37**Requirements for development plan**

A Development Plan must include a report detailing how the plan achieves the following objectives:

- To provide certainty about the future scale and character of the development on the land.
- To create a high quality living environment.
- To provide a principal access onto Fitzgerald Road and to explore the possibility of a secondary access onto Ralph Street.
- To provide for integration of the development with the character of the area.
- To provide for different housing opportunities on the land.
- To limit development generally to two storeys but provide opportunities for townhouse and/or apartment style development at the centre of the land that may rise for four storeys above ground.
- To ensure that new development does not have a detrimental visual impact on abutting residential land in terms of height or bulk.
- To provide effective design buffers between the land and abutting residential land through the use of planting and setback of buildings.
- To protect the amenity of abutting residential land from unreasonable overlooking and overshadowing.
- To contribute to the improvement of on site stormwater drainage systems.

A Development Plan must show:

- The numbers, approximate lot distribution and the layout of lots and approximate size of lots provided that the number of lots is in the vicinity of 660.
- The roads to and from the land and how they connect with the existing road network.
- The pedestrian and bicycle network and linkages with surrounding land.
- Dimensions and typical cross sections of the road network.
- The retention of significant vegetation and enhancement with native and indigenous planting.
- Details of house types and proposed siting and detailed design at the interface with adjoining residential lots including planting, fencing and indicative house types.
- The identification of parts of the land to be used for different densities of housing and the height of the buildings proposed for these areas.
- The location and area of public open spaces.
- The proposed landscape themes for the roads and pedestrian network and other public spaces.
- The provision of on-street visitor car parking.
- The location, extent and principal features of the drainage system and a methodology to mitigate and contain flood flows to a reduced area on the land.
- The proposed staging of development.
- The incorporation of ecologically sustainable development approaches encompassing:
 - Site planning.
 - Landscaping.
 - Biodiversity and ecosystem improvements.
 - The promotion of sustainable forms of transport.
 - Building design, materials and construction methods.
 - Methods to promote energy efficiency and minimise waste.
 - Methods to promote a water sensitive urban design solution to the development of the land including stormwater management.