

10/08/2006
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SCHEDULE 17 TO THE DEVELOPMENT PLAN OVERLAY

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

FORMER ROCKLEA MILL SITE, 239-249 HIGH STREET, KANGAROO FLAT

1.0

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Requirements for development plan

The development plan must be generally in accordance with the *Kangaroo Flat South Regional Centre Structure Plan 2006*.

The development plan must show:-

- The boundaries and dimensions of the land and all proposed development parcels.
- Adjoining roads and relevant ground levels.
- The relationship of the land to the existing or proposed uses on adjoining land.
- The location of native vegetation on the site.
- The location of open space and recreation facilities and pedestrian and cycle links.
- The area and dimensions of all proposed lots.
- The location of all proposed buildings.
- Maximum gross leasable floor area for commercial buildings in each location of the site.
- Major drainage lines, water features, proposed retarding basins and floodways and the means by which they will be managed and water quality maintained.
- All driveways, car parking, loading areas and accessways (including pedestrian accessways) to and from the car parks to be constructed on the land.
- Appropriate design mechanisms and noise attenuation including acoustic fencing to minimise the impact of existing industrial uses to the south, the railway line to the east and High Street to the west on the residential component of the development.
- The staging and timing of the development. The development plan may be prepared and approved in stages.

Restricted retail component

- Buildings extending across at least 50% of the frontage to High Street.
- The retention of the tower form on the northern boundary of the allotment.
- New buildings with a maximum height of no greater than 10 metres.
- Loading bays and associated uses located at the rear of the commercial buildings.
- Outdoor plaza or open space that is designed and located to act as a meeting point within the site.

Residential component

- Appropriate diversity of lot sizes.

- The dwelling footprint for each lot that minimises the site coverage and responds to the conservation significance of the vegetation on site.
- A landscape buffer of 15 metres from the southern boundary to assist in screening sensitive uses.
- Habitable rooms within the dwellings setback at least 12 metres from the restricted retail component (at the top of the cutting) to manage this sensitive interface and to allow for the retention of existing native vegetation.
- The integration of existing vegetation with conservation value into the development.
- Dwellings that establish a positive address to an internal street network and to the frontage of Railway Street.

The development plan must include:

- A detailed report assessing the significance of native vegetation on the site.
- A general landscape plan showing the location and layout of all landscaped areas to be developed on the land.
- A traffic impact assessment report for the site to the satisfaction of VicRoads and the responsible authority that includes:
 - Proposed access points and turning lanes.
 - Estimated traffic volumes at each access point.
 - The impact of estimated traffic volumes on the surrounding road network.
 - Loading bays and car parking areas.