

12/05/2011
C136

SCHEDULE 7 TO THE DEVELOPMENT PLAN OVERLAY

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

50 OSBORNE AVENUE, SPRINGVALE

The Overlay applies to the land known as 50 Osborne Avenue, Springvale. The land is bound by Osborne Avenue to the north, Regent Avenue to the east, Villa Road to the south and Westall Road to the west.

1.0

Requirement before a permit is granted

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A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority:

- for the extensions or alterations to an existing building or works constituting an area not greater than 10% of the area of the existing building or works.
- for the use of the land and buildings and works affecting the land which are the subject of a planning permit application made to the responsible authority and lodged prior to 02 September 2010.
- for subdivision of land to realign boundaries, create a road reserve or a subdivision which does not create an additional lot.

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

Conditions and requirements for permits

02/09/2010
C106

Subdivision permit conditions

A permit to subdivide land which creates an additional lot must where relevant, include conditions providing for the following:

Condition applicable to land containing public open space

- All public open space are to be landscaped to a standard specified by Greater Dandenong City Council and must include:
 - Drinking water fountains at key junctions and/or major destination points.
 - Local playground/s at appropriate location/s; and
 - Provision of shared use paths in accordance with any plan identifying the overall park network.

3.0

Requirements for development plan

02/09/2010
C106

There must be only one Development Plan for the whole of the land to which this Schedule applies. The Development Plan must not exclude any parcels of land. The Development Plan must be generally in accordance with the Outline Development Plan forming part of this Schedule and contain:

- A comprehensive **Site Analysis Plan** that provides details of:
 - The land to which the plan applies;

- Surrounding land use and development;
- Vehicle, bicycle and pedestrian links;
- Public transport links; and
- Significant vegetation.
- **Urban Design Guidelines** that support the following development principles;
 - Urban Context:
 - Site responsive design that ensures a reasonable amenity for both future and existing residents and businesses;
 - Building Envelopes:
 - Indicative site cross section showing landscape buffer to Osborne Avenue;
 - Heights and massing: ensure new buildings respect the neighbourhood context;
 - The provision of appropriate setbacks in accordance with Clause 54 and Clause 55;
 - Roof forms: Ensure roof forms are a considered part of the overall design.
 - Street Pattern and Street Edge Quality:
 - The provision of an appropriate internal road network to promote safe and convenient vehicle movement to existing street networks;
 - Ensure entrances to higher density dwellings are visible from street fronts;
 - Ensure car parking is located in a way that does not dominate the street frontage;
 - Front fences: ensure front fences contribute to character and avoid creating inactive frontages.
 - Building Layout and Design:
 - Provide a range of dwelling sizes and types;
 - Promote buildings of high architectural quality and interest;
 - The provision of predominately east west oriented lots to obtain maximum solar access;
 - Open Space and Landscape Design:
 - Provide centrally located open space easily accessed by all residents, particularly those in higher density accommodation that meets with the required 5% land contribution;
 - Integrate the open space and landscaped areas with the design and layout of the residential development;
 - Apply landscaping treatments to all areas of open space, in particular giving consideration to the treatment of interfaces between uses within the site and abutting the site and within any proposed buffer areas and to the use of large canopy trees;
 - Environmentally Sustainable Design:
 - Encourage a high standard of building design that demonstrates a minimisation of energy consumption;
 - Encourage efficient use of water throughout the site;
 - Encourage the use of energy efficient materials; and

- Encourage multi-modal transport.
- A **Development Concept Plan** which generally accords with the Outline Development Plan and shows or provides the following information:
 - The proposed use and development of each part of the land;
 - A north-south link through the site that will be available at all times for public vehicle, pedestrian and cycle access;
 - Building locations and maximum building heights;
 - The outlook of buildings to ensure roads have adequate passive surveillance and to ensure that buildings do not turn their back to any key interfaces;
 - Indicative development schedule showing:
 - Proposed number, height, size, setbacks and type of dwellings;
 - Proposed non-residential uses including maximum gross floor areas and location;
 - Locations for vehicle egress and ingress, road layout and the location of car parking areas;
 - Pedestrian and cycle paths;
 - Areas of public open space; and
 - The provision of a high quality built form standard;
- A **Landscape Concept Plan** including:
 - A consistent landscape theme across the site that compliments any proposed future development;
 - The location of vegetation to be retained; and
 - The inclusion of Water Sensitive Urban Design principles;
- An **Integrated Traffic Management Plan** including the following:
 - An existing conditions assessment;
 - The road layout and design including road reserve widths;
 - The means of vehicle ingress and egress to and from the site;
 - Location and access points for on-site car parking;
 - Car parking treatment to any higher density dwellings;
 - A pedestrian network plan;
 - A bicycle facilities plan;
 - Public transport arrangements and access routes;
 - The actions and responsibilities for ongoing implementation of the Plan, including proposed funding arrangements; and
 - A description as to how the plan responds to State Government objectives.
- A Stormwater Management Plan including:
 - Water Sensitive Urban Design Principles.
 - Construction and maintenance requirements for water sensitive urban design.

- Details of stormwater management measures.
- How development will comply with best practice environmental management or urban stormwater.
- Any other matters as required by the responsible authority and Melbourne Water.

Any modification to the Stormwater management plan component of the development plan must be to the satisfaction of the responsible authority and Melbourne Water.

- A Construction Management Plan (CMP)
- A staging plan for the development of the site;
- Details of service infrastructure provision;
- A response to the Safer Design Guidelines for Victoria.

Map 1 - Outline Development Plan

