

19/01/2006
VC37

SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO4

This schedule applies to land at 61-111 Rosebank Avenue, Clayton South. The land is shown on Lot 1 TP 100652K (formally known as part of Crown Allotment 1, Section 5, Parish of Mordialloc).

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Requirement before a permit is granted

Before a permit is granted to use or develop (including subdivide) the land, the owner must enter into an agreement with the responsible authority pursuant to section 173 of the Act to provide for:

- Arrangements with respect to the transfer of land to be reserved as public open space or the ongoing maintenance by a body corporate.
- Completion of works, as agreed between parties, required beyond the boundaries of the site as a result of the development of the land.

The section 173 Agreement must be registered on the title(s) to the land under section 181 of the Act.

The owner of the land must pay the reasonable costs of the preparation, execution and registration of the section 173 Agreement.

Before a development plan has been prepared to the satisfaction of the responsible authority, a permit may be granted for the following:

- A fence.
- The removal, destruction or lopping of native vegetation.
- Earthworks.
- Minor additions or alterations to an existing building.
- The demolition of a building.
- A maximum of 12 display homes. An application must clearly demonstrate, to the satisfaction of the responsible authority, that the siting, building and landscape design, infrastructure provision, temporary and permanent access arrangements and visitor car parking provision for the proposed display homes do not jeopardise or prejudice in any way the orderly and proper planning for the land to be outlined by the subsequent submission of the development plan.
- Temporary signage.

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Conditions and requirements for permits

A permit granted to use or develop (including subdivide) the land must require the preparation of the following, as appropriate:

Construction Management Plan

- A construction management plan indicating:
 - An existing conditions survey around the site's immediate interface prior to the commencement of construction.
 - How the land is to be accessed during the construction period.

- Details regarding all measures to be introduced to ensure that construction on the land does not impact on any vegetation to be retained.
- Details relating to the storage of all plant and equipment during the construction period.
- Details regarding methods designed to ensure that the amenity of the surrounding area is protected throughout the construction period.

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The development plan must be generally in accordance with The Village Concept Plan (March 2004) forming part of this schedule and provide for the following:

Site Analysis Plan

- A site analysis plan prepared by a licensed surveyor and appropriately qualified landscape professional showing:
 - The relationship of the land to the key adjacent land uses including the Westall Railway Station (platforms, rail lines and car park), adjacent properties and the Westall Secondary College and Rosebank Avenue shops.
 - The location of existing services, easements and other encumbrances on the land.
 - The location and height of all existing buildings on the land.
 - The siting and species of all existing trees on the land.

Urban Design Guidelines

- Urban design guidelines indicating:
 - Built form outcomes for the site to be appropriately articulated and modulated to reflect a contemporary approach through high quality materials and finishes.
 - Details of precinct areas across the land highlighting the preferred built form and land use outcomes sought within each precinct and showing how the precinct relates to the peripheral land uses beyond the site.
 - The proposed methods to deal with the site's boundary interfaces to all site frontages including:
 - Details regarding the presentation of the development to its Rosebank Avenue site frontage.
 - Details which illustrate how the proposed siting and design of buildings fronting Rosebank Avenue will maintain a clear line of sight to shops from the nominated view point on the Westall Road overpass, as identified on the Line of Sight Plan forming part of this schedule.
 - Details which illustrate how the site's railway line interface is to be managed to ensure surveillance over the pedestrian and cycle path and railway land is improved and the site's northern orientation is maximised.
 - Details provided by a qualified acoustic engineer identifying how the development will address the noise impacts and acoustic privacy considerations as a result of the site's key interfaces.
 - Details with respect to the development interface with the adjacent residential development to the west.

- Details regarding the relationship between the development and the car parking areas on the east side and north east boundaries of the site.
- The key linkages and vistas through the site to ensure effective connectivity from the Rosebank Avenue shops and Westall Secondary College to the Westall Railway Station and from the north west corner of the site to the adjacent railway reserve.
- The relationship between the proposed communal open space areas throughout the development and the surrounding key pedestrian generating uses (ie Westall Station and Rosebank Avenue shops).
- Three dimensional built form modelling reflecting the transitions in building height and coverage across the land.

Subdivision Layout Plan

- A subdivision layout plan showing:
 - The proposed ingress and egress points for vehicles and pedestrians across the site.
 - The proposed internal road, cycle and pedestrian path network.
 - A drainage and servicing assessment indicating how all relevant flooding, drainage and water quality issues are to be addressed.
 - The proposed lot distribution across the site including clear delineation with respect to development intensity.
 - Details of the subdivision pattern to ensure that lots are designed to wherever possible obtain a north/south orientation.
 - Details regarding the provision of visitor car parking within the proposed street network.
 - Clear demarcation of the areas to be allocated as communal open space and their proposed size.
 - The proposed finished site levels.

Landscape Masterplan

- A landscape masterplan showing:
 - An assessment of any significant flora and fauna on the site.
 - All areas of vegetation to be retained and removed.
 - Grass and vegetated swales where appropriate to address stormwater management and quality objectives.
 - Details of key design principles and species selected throughout road reserves, along the site's key external interfaces and within the proposed communal open space areas.
 - Details regarding how key linkages beyond the site are to be enhanced through the development of the land.
 - A planting palette which indicates the appropriate species selected for planting within the front and rear open space areas of the dwellings proposed on the land.

Ecologically Sustainable Development (ESD) Guidelines

- ESD guidelines indicating:

- A requirement for each dwelling to achieve a five star energy rating based on the SEAV First Rate House Energy Rating.
- Water sensitive urban design principles for stormwater runoff.
- The use of tanks to collect rainwater for reuse within dwellings and for garden watering.
- Opportunities to introduce energy efficient water heating systems throughout the development.
- Details regarding the manner in which the mix of lot and dwelling sizes seeks to encourage increased reliance on adjacent public transport infrastructure.
- Effective and lockable bicycle storage facilities, as required.

Traffic Report

- A traffic report showing:
 - Details regarding road widths to ensure that all streets are designed to allow for service vehicles to appropriately manoeuvre.
 - An assessment of the expected traffic impacts associated with the development on the surrounding street network and any recommended traffic calming/distribution measures within the local street network.
 - The proposed road layout showing all access points to the site and details of any proposed intersection treatments.
 - Details regarding the design and location of all pedestrian crossings proposed across Rosebank Avenue from the site.

KINGSTON PLANNING SCHEME

