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C68

## **SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO5**

### **FORMER NYLEX SITE DEVELOPMENT PLAN**

This schedule applies to 25-29 Nepean Highway, Mentone (“the subject site”) as shown on the planning scheme map as DPO5.

#### **1.0**

#### **Requirement before a permit is granted**

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Before a permit is granted to subdivide, use or develop the subject site, the owner must enter into an agreement with the responsible authority made pursuant to Section 173 of the Planning and Environment Act 1987 to provide for:

- The completion of works, as specified by the relevant authority and agreed between the parties, required beyond the boundaries of the subject site as a result of the development of the subject site.

Before any permit is granted to subdivide, use or develop the subject site application must be made to the Registrar of Titles to register the section 173 Agreement on the title to the land under section 181 of the Act.

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

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

- To carry out earthworks,
- Minor additions and alterations to existing buildings,
- Demolition of buildings, or
- Temporary advertising signage.

#### **2.0**

#### **Conditions and requirements for permits**

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Any permit granted to subdivide, use or develop land must include (where relevant) a requirement for the following:

The submission of a Construction Management Plan prepared to the satisfaction of the Responsible Authority which highlights:

- Details regarding the construction staging program;
- How the subject site is to be accessed during the construction period;
- Details regarding all measures to be introduced to ensure that construction on the subject site does not impact on any existing vegetation to be retained;
- The details relating to the storage of all plant and equipment during the construction period; and
- Details regarding methods designed to ensure that the amenity of the surrounding area is protected throughout the construction period.

#### **3.0**

#### **Requirements for development plan**

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The development plan must be generally in accordance with the plans titled “Site: Indicative Development Plan” by Urbis JHD.

The development plan must include a set of plans drawn to scale and must show and include:

### **General components**

An overall layout plan showing:

- Clear demarcation of the areas to be allocated as commercial, residential and public open space including the size of the proposed land areas;
- All ingress and egress points to the site for vehicles and pedestrians; and
- Internal road, cycle and pedestrian path networks.

The overall layout plan must be accompanied by:

Urban Design Guidelines. These guidelines must:

- Describe the key built form and other characteristics of precincts adjoining the site;
- Describe the preferred built form and land uses for each of the precinct areas within the site (i.e. residential, commercial and open space);
- Describe the preferred design and interface treatments to public open spaces including Reg Marlow Reserve;
- Facilitate a contemporary design of the development through the use of high quality materials and finishes;
- Ensure that the buildings are appropriately articulated;
- Describe the proposed connections through the site to the Mentone Activity Centre from both the proposed residential component of the development and the residential areas in the vicinity of the site;
- Describe the important vistas from within the site and the important vistas from the surrounding areas looking towards the site;
- Explain the preferred methods to deal with the site’s boundary interfaces including:
  - How the development will address the Nepean Highway and incorporate the existing Nylex Sign;
  - The broad siting and design of buildings and works within reasonable proximity of the site’s southern property boundary to minimise visual bulk to, and overshadowing of, the existing residences along Johnston Street;
  - How the development will improve the existing interface between the site’s Oak Avenue frontage and the adjoining established residential area; and

Environmentally Sustainable Development Guidelines which:

- Require the introduction of water sensitive urban design principles for managing storm water discharge;
- Require where appropriate the use of rain water tanks to collect rainwater for reuse for communal open space, private gardens and other landscaped areas;
- Provide for the use of energy efficient lighting and water heating systems;
- Facilitates ease of access to adjacent public transport infrastructure; and
- Provides for effective and lockable bicycle storage facilities within components of both the residential and commercial components of the development.

A Landscape Masterplan highlighting:

- An assessment of any significant flora and fauna on the subject site;
- Identification of all components of the existing vegetation to be retained and removed;
- Key landscape design principles to be applied in considering species selection throughout road reserves, along the site's key internal and external interfaces and within proposed communal open spaces and car parking areas; and
- The provision of public open space, which could include the relocation or expansion of Reg Marlow Reserve

A Drainage report highlighting:

- A detailed drainage and servicing assessment addressing all relevant flooding, drainage and water quality issues;
- Any areas of the site which are proposed to be transferred to Melbourne Water or Council for public open space purposes that will perform a drainage or flood storage role; and
- Methods to manage any drainage / flooding issues.

A Traffic Report highlighting:

- The ingress / egress points to the site and broad details of any proposed intersection treatments including signalisation;
- Minimum road widths to ensure that all streets are designed to allow for service vehicles to appropriately manoeuvre;
- Traffic calming/distribution measures developed in consultation with the local community should be introduced into either the Nepean Highway service lane or Johnston Street, Neville Street and Tolls Avenue to prevent these streets being used as a convenient means of access to Warrigal Road from the subject site;
- The amount of car parking provided on the subject site in order to cater for both the commercial and residential components of the subject site;
- Consideration of the inclusion of a bus station as part of the subject site or immediately adjacent to it; and
- Details regarding the design and location of all pedestrian crossings and bus collection bays within immediate proximity to subject site.

A Planning Report highlighting:

- How the Development Plan strengthens pedestrian accessibility and long-term pedestrian linkages with the Mentone Activity Centre;
- How the Development Plan provides opportunities for pedestrian and vehicular linkages with the existing commercial activities to the west and north west of the subject site on both sides of the Nepean Highway; and
- How the Urban Design Guidelines facilitate development that integrates positively with adjoining precincts.

The above requirements i.e. the 'General Components' section, must be considered concurrently with the following commercial component stage.

**Commercial component**

For the commercial component, the development plan and accompanying documentation must:

- Explore opportunities for improved pedestrian and vehicular integration between the main car parking area proposed on the subject site and the existing Bunnings car park to the north west and the existing bulky goods carpark to the west.
- Identify opportunities for existing and future integration between the subject site and the broader commercial activities located on the west side of the Nepean Highway.
- Show proposed maximum building envelopes including the approximate height, setback from boundaries and approximate gross floor area;
- Identify the strategy for loading arrangements and the minimisation of internal and external conflicts;
- Describe the proposed interface treatments between the commercial component and:
  - a) The proposed residential development on the northern / north-eastern segment of the site.
  - b) The existing residential properties south of the site.
- Describe how the proposed commercial – residential interface treatments protect residential amenity.
- Describe how the proposed development provides surveillance to the Reg Marlow Reserve.
- Identify details of the measures taken to ensure all roof plant material will be appropriately screened from public view;
- Show the internal circulation network for pedestrians, cars and trucks and the connections provided to the peripheral road network; and
- Identify the principles established for advertising signage which will be visible from beyond the boundaries of the component of the land being used for commercial purposes.

An Acoustic Report prepared by a suitably qualified acoustic engineer highlighting:

- Key potential noise sources which will be generated by the development;
- Appropriate measures to ensure that noise generating elements including car access, unloading, service facilities and heavy vehicle reversing is undertaken in locations whereby the impacts of these activities can be addressed to the required recognised standard;
- The provision of an acoustic fence along the southern and eastern boundary of the subject site where an interface between non-residential and residential development is proposed; and
- Appropriate management requirements/conditions to ensure the operations of the proposed development are fully mitigated.

**SITE: INDICATIVE DEVELOPMENT PLAN by URBIS JHD**

