

08/08/2013
C93**SCHEDULE 6 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO6**.

Scoresby-Rowville Employment Precinct

Before a development plan is approved a permit may be granted if it is demonstrated that all relevant provisions and permit conditions of this schedule and the planning scheme are met.

1.019/01/2006
VC37**Requirement before a permit is granted****2.0**22/05/2008
C73**Conditions and requirements for permits**

A permit granted must include conditions or requirements as appropriate for:

- The provision of infrastructure to the satisfaction of the Responsible Authority.
- The maintenance of all landscaping, buildings and works to the satisfaction of the Responsible Authority.
- Any requirement of an Environmental Management Plan approved by the Responsible Authority and Melbourne Water are to be met within an agreed timeframe.
- Any requirement of a Transport Plan approved by the Department of Infrastructure, Roads Corporation and the Responsible Authority are to be met within an agreed timeframe.
- An agreement between the owner of the relevant land and the Responsible Authority under Section 173 of Act regarding the provision of public access to the areas surrounding Lake Caribbean and Corhanwarrabul Creek.
- An agreement between the owner of the relevant land, Knox City Council and Melbourne Water under Section 173 of the Act regarding the sharing of costs for works undertaken as part of the rehabilitation of Corhanwarrabul Creek.
- The provision of services or facilities in accordance with an agreement under Section 173 of the Act.
- A public open space contribution pursuant to the Subdivision Act 1988.

3.022/05/2008
C73**Requirements for development plan**

The development plan must show and/or contain the following as appropriate:

Staging

- Details of proposed staging and anticipated timing of development.
- Details of the extent of the land to be covered by the development plan.

Lot size and layout

- An indicative lot layout for the site showing:
 - The size and dimension of lots.
 - The location of vehicle crossings.

- An explanatory statement illustrating the demand for the range of lots provided.

Land use

- Details of indicative locations and total areas (m²) for all proposed land uses. This should include:
- A Neighbourhood Activity Centre sited centrally within the Employment Precinct adjacent to Lake Caribbean, with uses that service the needs of employees and businesses within the Employment Precinct.

Amenity

- General amenity provisions including noise control, air pollution and water quality treatment facilities and external lighting effects.

Landscaping/Open Space

- An indicative landscape plan should be prepared showing:
- Landscaping should reflect the examples of high standards set by established development within the Precinct.
- Links to any adjoining public open space areas of environmental significance and waterways outside of the Development Plan Overlay area.
- Provision of public promenades around Lake Caribbean.
- Provision of adequate vegetated buffer strips are provided to open space areas, areas of environmental significance, and Lake Caribbean, where necessary.
- A creek rehabilitation plan.
- Provision of landscaped buffer strips along the boundaries of the land.
- The location of landscaped areas.
- Details of any landscape themes for any particular 'areas' within the Precinct.
- Plant species used in landscaped areas near Corhanwarrabul Creek should not include any weed species specified in an environmental management plan.
- High quality landscape treatments should be provided on road frontages (including road sideages) of the development.
- The edges of access-ways should be landscaped to soften the appearance of paved surfaces.
- Where required, additional trees should be provided on the nature strip of adjoining road reserves.
- Where retaining walls are required landscaping should be incorporated into the retaining wall design.
- Landscape buffers of sufficient dimension should be provided along the western boundary of the Precinct to assist in screening buildings when viewed from Dandenong Valley Parklands and along Corhanwarrabul Creek.
- Existing significant vegetation should be retained where possible.

Consideration has been given to the relationship to and possible impacts on adjoining areas of environment significance.

Buildings and works

- The indicative locations and heights of proposed buildings and works including any proposed landmarks
- The location and layout of all open space and provision for associated landscaping.
- The relationship of the development to that on adjoining land.
- Details of drainage
- Adequate provision for the protection and enhancement of natural features such as waterways and trees.
- The location of all underground and above ground services to new development.

Heritage

- For Stamford Park and properties adjoining Stamford Park House and its surrounding gardens, the development plan should include details of how the open pastoral setting of the House and gardens, and principal heritage views from the House will be maintained and enhanced. In particular the development plan must observe the following view corridor and development constraints:
 - Within the restricted view corridor (Figure 1) development of the triangle of land marked A shall be limited to low level landscape works only.
 - Within the restricted view corridor (Figure 1) development of the strip of land marked B shall have a height setback relationship of 1.0 metre (height) : 2.0 metre (setback) as measured from the existing title boundaries with Stamford Park or the north-eastern boundary to Area A, as relevant. All heights shall be taken from natural ground level.
 - The maximum building height, including architectural features, within the broader view corridor (Figure 1) shall be 9.0 metres as measured from natural ground level.
 - In addition, the development plan should generally provide for:
 - Buildings to be sited to ensure that principal views from the House within the restricted and broader view corridor are maintained.
 - Buildings to be of a compatible scale to the House and with building bulk minimised through the articulation of walls and roofs and other appropriate design devices.
 - Frontages and entrances to buildings in the immediate vicinity of the House to be orientated towards the House or the area between the buildings and the House to be landscaped and fenced in a manner which responds to the existing Stamford Park garden/landscape.
 - Appropriate design techniques to be used to screen roads, buildings and car parking areas which are located in the vicinity of the boundary to the House and garden.
 - Details of the treatment of the boundary setbacks for new development in the vicinity of the House and garden, including details of landscaping, roads and fencing treatments.

Transport Plan

- The development plan must include a Transport Plan prepared in consultation with and to the satisfaction of the Department of Infrastructure, Roads Corporation and the Responsible Authority (the Transport Plan). The Transport Plan may be amended subject to the approval of the Department of Infrastructure, Roads Corporation and the Responsible Authority. The Transport Plan should take account of all transport modes and include an indicative public transport, road, bicycle and pedestrian network and car parking plan showing:
 - Convenient internal and external access for employees and visitors.

- Roads that are capable of servicing the needs of the area, including a potential future crossing of Corhanwarrabul Creek either east to Stud Road or South to Wellington
- Road.
- Provision of access to the existing road network.
- Provision of adequate pedestrian and cycle ways and accommodation for potential public transport routes and stops.
- Adequate car, motorcycle and bicycle parking for employees and visitors.
- Integration with the Principal Public Transport Network and a statement explaining how it will assist in achieving the State Government objective of increasing public transport usage by 20 percent by the year 2020.
- The location of an off road bicycle path linking the existing bicycle path on the eastern side of Stud Road to the proposed Dandenong Valley Parklands on the western side of the proposed Scoresby Freeway as indicated in the Linking People and Spaces A strategy for Melbourne's open space network, prepared by prepared by Parks Victoria, 2002.
- Details of the apportionment of costs of upgrading intersections with the external road network and/or the future internal road network, including a potential crossing of Corhanwarrabul Creek either east to Stud Road or south to Wellington Road.
- Integration with the Principal Public Transport Network.
- The Transport Plan must include the following principles:
 - Access to be generally limited to major intersecting roads or via service.
 - Maintain similar operating conditions on adjacent arterial roads and at intersections relative to existing conditions.
 - An internal road network needs to be provided to ensure a balance of distribution of traffic to the arterial road network.
 - Additional access locations should provide safe access and aim to minimise the number of conflict points.
 - Clearly identified land use development triggers for staging of traffic works that ensure compliance with the above principles.
 - The Transport Plan must demonstrate that the principles relating to access to the abutting arterial road network and within the local road network (as appropriate) have been addressed giving consideration to the following:
 - Existing traffic volumes.
 - Design traffic volumes including details regarding traffic generations, directional distribution and likely traffic growth.
 - Capacity analysis at each point of access including information that 'after' operating conditions are similar to 'existing' conditions.
 - The location and layout at proposed points of access and feasibility of proposed works.
 - The location, frequency and capacity of existing and committed public transport services adjacent to and within the Employment Precinct.

All road network and intersection upgrading required to satisfy the relevant principles above to be at the cost of the relevant land owner/developer/authority, where the cost apportionment takes account of both need to mitigate the impacts of the proposed development, which should be borne by the developer, and the broader community benefits, which should be apportioned on the basis of projected share of beneficial usage.

Environmental Management Plan

- The development plan must include a planning, construction and operation environmental management plan (the Environmental Management Plan). It should be prepared in consultation with and to the requirements of Melbourne Water and to the satisfaction of the responsible authority. The Environmental Management Plan may be amended to the satisfaction of the responsible authority and Melbourne Water. The following key objectives are to be met within the Environmental Management Plan:

Planning stage

Air Emissions

- To ensure that there is no health risk or loss of amenity due to emission of dust and exhaust gases to the environment.

Habitat Management and Landscape Strategy

- To ensure that disturbance to native flora is minimised and any lost flora habitat is replaced.
- To ensure that important riparian zones are integrated into the surrounding area to the benefit of the wider community.
- To ensure that Platypus habitat is protected and enhanced where appropriate.
- To ensure that appropriate consistent landscaping is carried out in identified areas of environmental significance.

Fauna

- To ensure that disturbance to fauna habitat is minimised and enhanced and that the potential for exotic fauna species to be introduced to the Precinct is minimised through appropriate measures.

Hydraulics and Hydrology

- To protect and improve the floodplain, water quality and habitat value of Corhanwarrabul Creek and Lake Caribbean.
- To maintain and protect the AEP floodplain storage and 1in 100YR ARI floodway value of Corhanwarrabul Creek.
- To reduce the impacts of stream power increases upon Corhanwarrabul Creek

Construction and operation stage

Air Emissions

To ensure that there is no health risk or loss of amenity due to emission of dust and exhaust gases to the environment.

Waste Minimisation and Disposal

- To ensure solid waste production during all stages of construction and operation – including litter – is minimised and disposed of, on and off-site in a responsible manner.

Soil Erosion and Sediment Control

- To protect Corhanwarrabul Creek and aquatic communities from erosion product and sediment transport by minimising erosion of lands during works.

Flora and Fauna

- To ensure that disturbance to native flora is minimised.
- To ensure that disturbance to fauna habitat is minimised and that the potential for exotic fauna species to be introduced to the Precinct is minimised through appropriate measures.
- To ensure that Platypus habitat is protected.

Fire protection

- To minimise any risk to life, property, the natural environment and community infrastructure from fire.

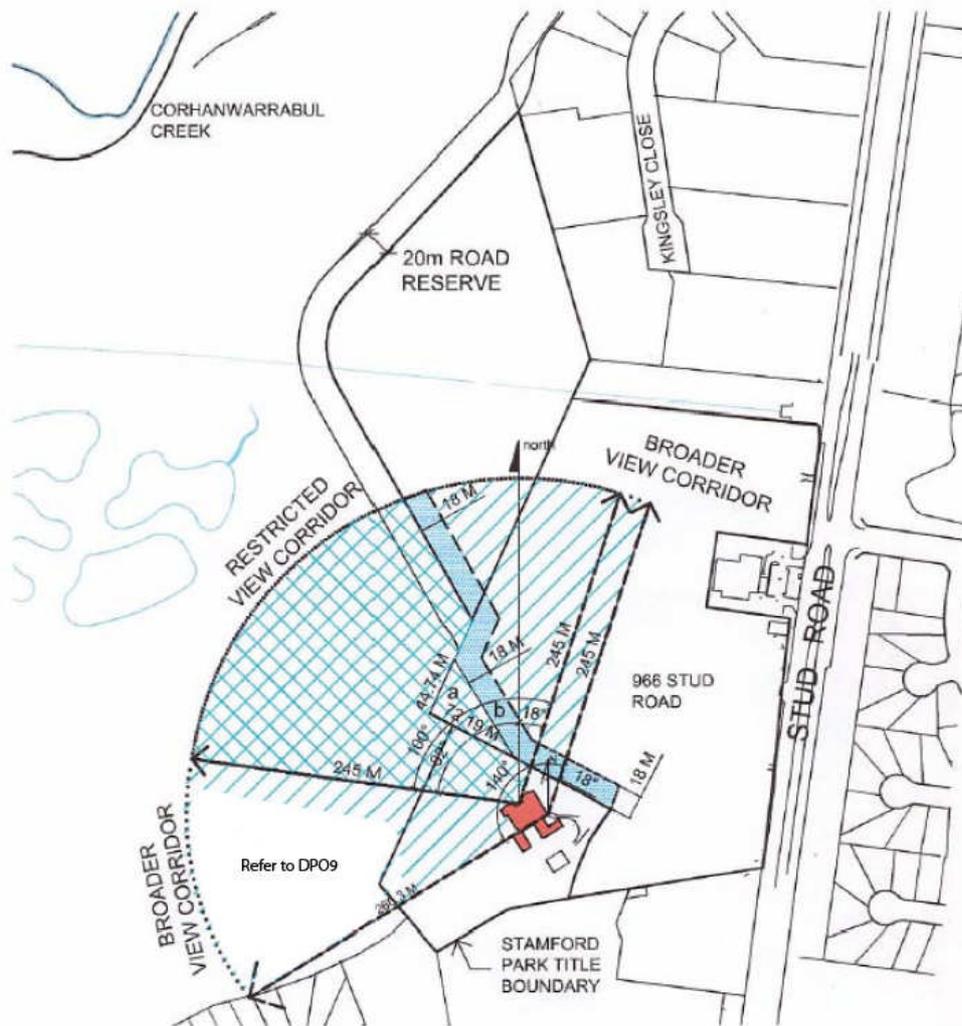
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Decision Guidelines

- In considering the development plan, the responsible authority must consider:
- Whether the siting of public areas and the siting of buildings provide for views and vistas to open spaces, Lake Caribbean and/or the Dandenong Ranges.
- That adequate provision has been made for passive recreation areas set aside and designed for employees and/or other users including promenades around Lake Caribbean.
- Whether the land use, landscape plan, buildings and works, heritage design response, environmental management plan and transport plan components of the proposed development plan have satisfactorily met the requirements of this Schedule and the policy and objectives of the Scoresby-Rowville Employment Precinct.
- If the plan is not for the entire overlay area, the consistency of the plan and the intended stages within it (if any) with the development of other land within the overlay area, and the overall development of all land within the overlay area.

Figure 1



-  view corridor from Stamford House
-  9m maximum building height limit.
-  2 metre setback for every 1m building height from boundary.
-  No build zone - low level landscape works only.