

05/06/2014
GC6

SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO1**.

FOREST HILL ACTIVITY CENTRE

1.0

19/01/2006
VC37

Conditions and requirements for permits

A permit granted must include the following conditions:

- All buildings and works must be maintained to the satisfaction of the responsible authority.
- All landscaping and associated works must be maintained to the satisfaction of the responsible authority.

2.0

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Requirements for development plan

The development plan must show or provide for:

Buildings and works

- Details of the location, height, dimensions, design, floor area, elevations and external materials, finish and colours of all buildings and works.
- The proposed uses of buildings.
- The location and layout of all car parking areas and access to and from them.
- The location of public transport facilities, access to them and passenger facilities, including taxi stands, bus interchange area, bicycle racks and pedestrian accessways.
- Details of drainage.
- The location and layout of loading and unloading areas, including details of waste storage areas and collection and removal facilities.
- Measures to enhance the urban design character of the Centre.

Management

- General amenity provisions including noise control and external lighting effects.
- Operational matters relating to such things as control of nuisance, waste collection, vehicle loading and unloading, management and maintenance of car parking areas and trolley control.
- Adequate loading facilities.
- Effective screening of loading and storage areas from roads and nearby residential areas.
- Measures to minimise the impacts of waste handling methods and operating procedures on nearby residential areas.
- Measures to minimise the impact of the development with respect to visual presentation, noise and privacy issues on the amenity and character of the surrounding area.

Traffic and transport

- Traffic management and traffic control works considered necessary on the land and impacted roads.
- Measures to help minimise after-hours use of Mahoneys Road by Centre patrons.
- Measures to appropriately provide for pedestrian movement along and across Pacific Way and Mahoneys Road north of Pacific Way.
- Adequate car parking which is easily accessible from the surrounding street network.
- Car parking in the ratio of at least 5 car spaces to each 100 square metres of leasable floor area for a shop and 4 car spaces to each 100 square metres of leasable floor area for all other uses, or a lesser figure to the satisfaction of the responsible authority.
- At least 130 car spaces to the east of Mahoneys Road.
- Adequate public transport and associated facilities for public transport users.
- Safe and efficient pedestrian and cyclist routes to, from and on the land and adjoining roads.

Landscaping

- Effective landscaping to act as a visual screen to adjoining residential areas and to soften the appearance of buildings, roads and car parking areas.
- Landscape improvements along the Canterbury Road frontage to the land.
- Landscaping proposed in the road reserve of Mahoneys Road and on land to the north of its intersection with Pacific Way.
- Appropriate acoustic fencing and associated landscaping along the south and west side of Pacific Way.
- All other proposed landscaping.

Architectural features of the buildings and building services may exceed the building envelope levels shown on the development plan by up to 5 metres.

The following may be located in the building setback areas shown on the development plan:

- Minor utility installations.
- Verandahs to a maximum height of 3.5 metres above ground level.
- Light poles and bollards.
- Flagpoles.
- Fences.
- Advertising signs.
- Litter bins.
- Planter boxes.
- Seats.
- Public telephones.