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SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY

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

104-168 HAWTHORN ROAD, FOREST HILL

1.0

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Requirement before a permit is granted

- A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for extensions, additions or modifications to any existing use or development.

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Conditions and requirements for permits

A permit application must include the following, as appropriate:

- Effective building setbacks, and facade and landscape treatments to soften the interface of the site with any adjoining residential properties.
- A detailed landscape plan showing all proposed landscaping.

A permit must contain conditions or requirements which:

- Give effect to the provisions and requirements of the approved development plan.
- Provide for the protection, restoration and interpretation of identified places or heritage significance

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Requirements for development plan

A development plan may be prepared in stages. A development plan should show or provide for the following, to the satisfaction of the responsible authority:

Buildings and works

- A concept site layout plan which identifies land uses, building envelopes, road and movement networks, building heights, public open space and landscaping.
- Location of public open space areas.
- The stages in which the land is to be developed, including landscaping.
- Medium density housing of up to 4 storeys located within the central portion of the site with building heights then transitioning down to a lower, domestic scale of 1 to 2 storeys at site edges to complement adjoining neighbourhood character. This provision does not apply to land fronting Springvale Road or land adjacent to public open space.
- Recognition of the potential for a more intense built form and active retail uses fronting Springvale Road.
- Buildings that front Hawthorn Road designed and sited to provide a residential appearance and setback and support the landscape profile of this road with buildings addressing the street frontage and respecting the neighbourhood character.
- Buildings with frontage to the Hawthorn Road curve designed and sited to reinforce views along this corridor.

- Consideration of long and short range views along Springvale Road and panoramic views across the broader area.

Traffic and transport

- A detailed traffic assessment and traffic management plan addressing the impact of the development on the arterial and local road network, including any mitigation works required on the road network and associated funding responsibilities. The plan must show integration between existing and proposed roads, bicycle and pedestrian networks and integration with the public transport network.
- A permeable network of streets and public spaces to support safe, convenient and amenable vehicular, pedestrian and cycling movement.

Landscaping

- Provision of landscaped areas at the site's edges, particularly along any interface with existing residential land.
- Retention of existing vegetation where possible.

Environmentally Sustainable Development

- Proposed design and building techniques that are consistent with environmentally sustainable development (ESD) principles.

Display of development plan

Before deciding whether to approve a development plan or a substantial amendment to an approved development plan, the responsible authority must first display the plan for public comment for a period of at least 14 days and must take account of any comments received in response to display of the plan prior to making a decision.

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Transitional Provisions

Schedule 5 to clause 43.04 to the Design and Development Overlay does not apply to an application for a permit to subdivide land, construct a building or construct or carry out works made before the approval date of the planning scheme amendment that introduced this schedule into the planning scheme.

Despite the provisions of Schedule 5 to Clause 43.04, these do not apply to an application under section 69 of the Act to extend a permit.