

08/03/2012  
C120

## **SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO3**.

### **OAKHAVEN RESIDENTIAL ESTATE, CHIRNSIDE PARK**

#### **1.0**

01/04/2010  
C96

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

A permit may be granted to carry out earthworks or to remove, destroy or lop native vegetation before a development plan has been prepared to the satisfaction of the responsible authority.

#### **2.0**

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

Any permit granted for subdivision must contain conditions requiring the delineation of three dimensional building envelopes on each lot created. The building envelope must show:

- An 8 metre rear boundary setback for lots which abut an existing residential property that is not part of the development allowed by the permit.
- Side boundary setbacks of 2 metres for lots which abut an existing residential property that is not part of the development allowed by the permit.
- The maximum height of buildings, having consideration to view lines from existing residential properties that are not part of the development allowed by the permit.

#### **3.0**

01/04/2010  
C96

#### **Decision guidelines for permits**

Before deciding on an application, the responsible authority must consider:

- The provisions and requirements of the approved development plan.
- The need for a financial contribution towards the upgrades of existing road, pedestrian and bicycle networks as set out in the development plan and appropriate agreements, conditions or other arrangements to guarantee such contributions.
- The need for requirements that provide for the ongoing protection of significant vegetation being retained on private land.

#### **4.0**

01/04/2010  
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#### **Objectives**

- To encourage a range of residential lot sizes that will support a mixture of low, medium and higher density dwellings.
- To ensure that any new development does not adversely affect the amenity of existing residential properties abutting the site.
- To facilitate a high quality landscape outcome that integrates with the overall layout and design of the site.
- To recognise and protect significant vegetation on the site, including vegetation that is of heritage significance.
- To provide a safe, efficient and convenient street network.
- To promote walking and cycling by providing a pedestrian and bike network that links into the surrounding area.

- To encourage public transport use.

## 5.0

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### Requirements for development plan

The development plan must show or include the following information:

- A subdivision concept plan which shows the proposed use and development of each part of the land and the broad subdivision layout of the development, including details of lot mix, orientation and any areas for medium and higher density development.
- Details of the internal road layout which takes into account the following parameters:
  - Minimises new intersections with Switchback Road and Valley Ho Road.
  - A north-south route that considers using Park Valley Drive or Country Club Drive to connect to Rolling Hills Road.
  - An east-west route that considers using Peden Street from Victoria Road that connects through to Edward Road via Chirside Park Drive.
- An assessment of the expected traffic impacts associated with the development on existing residential streets, the suitability of proposed street layout and existing intersections to accommodate bus movements, any recommended traffic calming/distribution measures within the local street network.
- The design and layout of the street network that accommodates public transport, with consideration for potential bus routes.
- All access points to the site, internal road networks and details of any proposed intersection treatments.
- The bicycle and pedestrian pathway network, including:
  - Links to adjoining land and networks, including Rolling Hills Road.
  - Measures to encourage walking and cycling within the site including the separation of pedestrians from vehicular traffic where possible.
  - Details of any required upgrades for the construction of paths in the surrounding area to complete links within the network.
- A detailed drainage and servicing assessment addressing all relevant drainage, flooding and water quality issues.
- Any areas of the site which are proposed to be transferred to Melbourne Water for drainage purposes or to Council for public open space purposes, as part of the future development of the site.
- The provision and layout of public open space on the site, that meets the following requirements:
  - Comprises a minimum of 20% of the total site area. This land may be encumbered by drainage reserves or the like.
  - Provides opportunities for future access to the open space area from the surrounding residential community.
  - Is generally of a linear design in sections abutting the site boundary.
  - Provision of pedestrian and bike pathways.
- An assessment of the significance of all vegetation on the site.
- Identification of all components of the existing vegetation to be retained and removed.
- A tree retention plan and detailed measures for the protection of trees to be retained.

- A landscape master plan for the site, including indicative landscaping for the private realm.
- Landscape design guidelines for private lots.
- A maintenance plan for new plantings.
- A cut and fill concept plan which shows how the existing topography of the land will change.
- Inclusion of water sensitive urban design.
- A construction management plan indicating:
  - The proposed construction staging program.
  - How the land is to be accessed during the construction period.
  - All measures to be introduced to ensure that construction on the land does not impact on any vegetation to be retained.
  - All measures to be introduced to minimise soil erosion and runoff.
  - Details relating to the storage of all plant and equipment during the construction period.
  - Details regarding methods to ensure that the amenity of the surrounding area is protected throughout the construction period.

## **6.0**

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### **Decision Guidelines**

Before deciding to approve the development plan, the responsible authority must consider

- Whether the development plan achieves the design objectives for the site.
- The impact of the proposed development on adjacent and nearby properties, roads and other infrastructure.