

06/12/2012
C103(Part 1)**SCHEDULE 9 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO9**.

SOUTH WEST CORNER OF KIMBERLEY DRIVE AND BLACK SPRINGS ROAD, CHIRNSIDE PARK

The site is located on the south west side of Kimberley Drive and Black Springs Road opposite the Chirnside Park Town Centre Precinct. The land, which comprises moderate slopes, is fully cleared and remains undeveloped. It adjoins established standard density residential development to the west and south.

The objectives for the site are to:

- Be a priority location for higher density residential development
- Adopt a form and density that will broaden the diversity of housing in the activity centre
- Protect the amenity of existing residential development on adjoining land
- Provide for the creation of an Urban Park that will be a focal point for social recreation in the activity centre
- Provide the opportunity for mixed use development on the Kimberley Drive frontage that is integrated with the adjoining residential development and the Urban Park, and complements the role of the adjoining Town Centre Precinct.

1.006/12/2012
C103(Part 1)**Requirement before a permit is granted**

The responsible authority may grant a permit for subdivision, use or development prior to the approval of a development plan provided it is satisfied that the subdivision, use or development will not prejudice the future use or development of the land consistent with the objectives of this schedule.

2.006/12/2012
C103(Part 1)**Conditions and requirements for permits**

An application for a permit must be accompanied by the following, as appropriate:

- An architectural design response for all residential and commercial buildings
- A planning report outlining how the development is generally in accordance with the approved Development Plan and the Chirnside Park Urban Design Master Plan September 2010
- A traffic report assessing the car parking requirements and traffic impacts of the proposed development
- A report detailing how Environmentally Sustainable Design techniques such as energy and water conservation, waste minimisation, vegetation retention and promotion of alternative transport options have been incorporated in the proposed development.

Any permit granted to subdivide, use or develop the land must include, where relevant, the following requirements:

- The submission of a Construction Management Plan prepared to the satisfaction of the responsible authority which includes the following information:
 - A construction staging program
 - How the subject site is to be accessed during the construction period

- How surplus material resulting from future earthworks on the site will be dealt with
- The storage of all plant and equipment during the construction period
- The methods designed to ensure that the amenity of the neighbouring residential area is protected throughout the construction period
- The methods to control adverse environmental effects including erosion and sediment runoff.
- A Services Report comprising:
 - An assessment of the services required for the proposed development; and
 - Identification of the areas required for overland drainage or flood storage.
- Details of site management arrangements such as an Owners Corporation or similar management structure, for areas that are to be available for public use.

Before deciding on any application, the responsible authority may take into account the views of interested parties.

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Requirements for development plan

The Development Plan must be generally in accordance with the Design Requirements Table and be generally in accordance with the Chirnside Park Urban Design Master Plan September 2010. It must include the following details as appropriate:

- Distribution of land uses throughout the site
- The location, size and design concepts of proposed buildings including height, density, materials, orientation, setbacks, and provision of activated frontages
- Indicative drawings showing how the proposed built form of development responds to the topography of the site
- Provision of an area of approximately one hectare on land fronting Kimberley Drive opposite the Town Centre Precinct to be set aside as an Urban Park
- An explanation of how any mixed use development on the site will be integrated with the Urban Park and residential development on the balance of the site
- The preferred design treatments for the interface with adjoining sites
- Staging of development
- A Traffic Report which must include:
 - An assessment of the impact of traffic generated by the development on the surrounding road network
 - Measures required to address any adverse traffic impacts
 - An assessment of car parking to be provided on the site
 - An assessment of the internal bicycle and pedestrian paths network and their connectivity with the external community.
- The location of proposed public spaces and their integration with traffic routes
- An assessment of the services required for the proposed development
- An explanation of how the proposal responds to the requirements of the Local Planning Policy for Gaming Machines (Clause 22.08.)
- A Landscape Concept Plan detailing:

- Key landscape design principles for all public spaces including streets, parkland and car parking areas
- Species selection, which is to predominantly comprise locally indigenous and other native species
- Opportunities for creating significant tree canopy throughout the site
- The provision and management of open space with pedestrian and bicycle links.
- A signage strategy detailing:
 - The provision for business signs on proposed buildings
 - The design and location of directional signage and free standing business signage.

4.0

Design requirements table

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Development type	Design requirements
All development	<ul style="list-style-type: none"> ▪ Buildings are to adopt high quality contemporary architecture and be articulated through the use of varied colours, materials setbacks and openings. ▪ Colours are to complement those occurring in the natural environment with minimal use of accent colours. ▪ Habitable room windows are to provide passive surveillance of abutting streets. ▪ High frontage fencing is to be avoided. ▪ Car parking, loading areas, carports and garages are not to be dominant elements of the streetscape. ▪ Internal access roads are to be of sufficient width to accommodate through traffic, on street parking, and avenue style landscaping with canopy trees. ▪ Landscaping within streets is to incorporate Water Sensitive Urban Design principles. ▪ Buildings are to provide passive surveillance of adjoining public places through design elements such as the inclusion of overlooking windows, location of outdoor dining areas and the provision of pedestrian access links. ▪ Pedestrian entrances into buildings are to be at the same level as the footpath, clearly visible from the street, well lit, and allow for mobility-impaired access.
Residential Development	<p>Preferred maximum building height 13.5 metres (4 storeys)</p> <p>Building setback 3 metres from frontage.</p> <p>An upper level setback of at least 2 metres is to be provided above the second storey.</p> <p>General requirements</p> <ul style="list-style-type: none"> ▪ Ground level frontage setbacks are to be consistently applied to define the streetscape character. ▪ Sufficient spacing is to be provided between buildings to allow views across the site from any adjoining residential lots that are outside the area covered by this Overlay.

Development type	Design requirements
	<ul style="list-style-type: none"> ▪ Frontage setbacks are to be landscaped with vegetation that allows views between the dwelling and the street. ▪ New buildings are to be designed to step down natural slopes to minimise visual bulk and limit the need for excavation.
<p>Development abutting residential areas beyond this Overlay</p>	<p>Preferred maximum building height 7.5 metres (2 storeys)</p> <p>Building setback 5 metres from external street frontage 9 metres from any adjoining residential lots that are outside the area covered by this Overlay</p> <p>General requirements</p> <ul style="list-style-type: none"> ▪ Sufficient spacing is to be provided between buildings to allow views across the site from any adjoining residential lots that are outside the area covered by this Overlay. ▪ Frontage setbacks are to be landscaped with vegetation that allows views between the dwelling and the street. ▪ New buildings are to be designed to step down natural slopes to minimise visual bulk and limit the need for excavation.
<p>Mixed Use Development</p>	<p>Preferred maximum building height 10.5 metres (3 storeys)</p> <p>Building setback Zero setback from frontage An upper level setback of 2-3 metres is to be provided above the first storey.</p> <p>General requirements</p> <ul style="list-style-type: none"> ▪ Development is to be integrated with, and provide a compatible interface to, adjoining residential uses. ▪ Weather protection awnings on frontage are to project 2.5 metres from the building facade. ▪ Buildings are to provide activated frontages facing the urban park. ▪ Upper levels are to provide habitable room windows overlooking the urban park. ▪ The inclusion of full line supermarkets in the development is discouraged.