

19/01/2006
VC37

SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY

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

KEW RESIDENTIAL SERVICES (KRS)

1.0

19/01/2006
VC37

Requirement before a permit is granted

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority provided the responsible authority is satisfied that the subdivision, use, building or works will not prejudice the future use or development of the land in an integrated manner.

2.0

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Conditions and requirements for permits

Nil

3.0

08/03/2006
C65

Requirements for development plan

Kew Residential Services Urban Design Framework, October 2003

A development plan must be generally in accordance with the Kew Residential Services Urban Design Framework, October 2003 incorporated into this planning scheme.

Building height

A building must not exceed the maximum building height shown for areas on the Building Envelopes and Setbacks plan that is part of the Kew Residential Services Urban Design Framework, October 2003. This does not apply to a building that is in accordance with the Walker Development Plan – Kew, Building Height Envelope Plan, March 2006 incorporated into this planning scheme.

In calculating the building height, a storey has a maximum floor to floor dimension of 3.5m.

Building height is the vertical distance between the natural surface level at any point on the site and the highest part of the building at that point. It does not include architectural features and building services.

The edges of the building height envelopes shown on the Building Envelopes and Setbacks plan are indicative only. Minor variations, other than to dimensioned setbacks, resulting from the detailed design of the road layout, public open space and lot boundaries may be acceptable provided the principles and objectives in the Kew Residential Services Urban Design Framework, October 2003 are met to the satisfaction of the responsible authority.

Set back distances for buildings from the south and west boundary of KRS

All buildings more than 3.5m above ground level must be set back from the south and west boundaries of the KRS land at least the minimum set back distance shown on the Building Envelopes and Setbacks plan.

Staging

If a development plan is prepared for part of the land or for a stage of the development, the responsible authority must be satisfied that its approval will not prejudice the future use or development of the land in an integrated manner.

Information requirements

A development plan must be informed by a detailed site analysis of the features of the land and its strategic context. This analysis must be documented and provided with a development plan submitted for approval.

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A development plan submitted for approval must include a written report that describes how the plan addresses the principles and objectives and the Framework Plan-The Vision in the Kew Residential Services Urban Design Framework, October 2003.

A development plan must show or include the following information to the satisfaction of the responsible authority, as appropriate:

- The land to which the development plan applies.
- The proposed use and development of each part of the land.
- The indicative staging and timing of development.
- The number and size of proposed lots.
- The number and type of dwellings.
- The height of all buildings, having regard to the Building Envelopes and Setbacks plan.
- Retention of the Parents Retreat/Chapel and the STAD Building in an appropriate setting and with a curtilage of at least 3m.
- Retention of the ceramic sculpture produced by Kew Residential Services residents, the long-term residents memorial plaque, the 1996 fire memorial and the Aboriginal scar tree in appropriate settings. The relocation of these items may be acceptable.
- Retention of the significant vegetation identified for protection.
- Tree protection zones for retained trees and a tree protection strategy to protect retained trees during construction and after the development is completed.
- An archaeological assessment.
- At least 27% of the site set aside as public open space and located in the general areas shown on the Framework Plan-The Vision.
- A traffic engineering analysis and Roads Corporation comments.
- Indicative designs for the vehicle connection points to the existing road network. Vehicle access between the KRS site and Wills Street will not be permitted.
- The indicative internal road layout identifying the functional hierarchy and the dimensions of the road reserves in each category. The main collector road reserve should be of sufficient width to accommodate a public bus service through the site and provide accessible bus stops at appropriate locations.
- The location and design details of pedestrian and bicycle paths and connection points to the features external to the site. The grade and surface material of pedestrian paths available to the public must generally be suitable for people of all abilities.
- Treatment along the edges of the site, including compliance with the minimum setbacks for buildings more than 3.5m above ground level shown on the Building Envelopes and Setbacks plan.
- A landscape concept plan showing areas of public open space, retained trees, areas of new planting and planting themes, proposed facilities including pedestrian and bicycle paths, fence details, and the proposed management and maintenance regime for public open space.
- An integrated water management strategy. This may include a wetlands area in the north east part of the site.
- Arrangements for the provision of major infrastructure including water, sewerage, drainage, electricity, gas and telecommunications facilities. Electricity must be provided underground.
- A Sustainable Development Plan that sets out the environmental initiatives and performance targets to be achieved. The environmental initiatives must address, but are not limited to, strategies that:

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- Promote bicycle use and walking.
- Encourage the use of public transport, if feasible.
- Reduce potable water consumption.
- Reduce stormwater runoff and improve its quality before it leaves the site.
- Implement Water Sensitive Urban Design.
- Reduce energy demand and peak loads.
- Reduce waste volume sent to landfill through re-use and recycling.
- Design objectives and guidelines that address:
 - Overall theme.
 - Slope of the land.
 - Edge/interface treatments.
 - Siting and setbacks.
 - Building height, including graduating height between different building height envelopes.
 - Site coverage.
 - Solar orientation.
 - Garages and car ports.
 - Indicative materials and finishes.
 - Roof form and materials.
 - Fences.

Decision guidelines

Before deciding on a development plan, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

- The Kew Residential Services Urban Design Framework, October 2003.
- The views of the Boroondara City Council, if received within 28 days of the date that Council is provided with the development plan.