

19/01/2006
VC37

SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY

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

The development site is described as 51-71 Huntingdale Road, Burwood and comprises land in three titles with frontages onto Huntingdale Road and Montpellier Road to the north of the intersection with Arthur Street.

1.0

19/01/2006
VC37

Requirements for development plan

The development plan must show:

- The number, approximate lot distribution and layout of lots and the approximate size of lots.
- The roads to and from the site and how they connect with the existing road network.
- The type of housing proposed for the land.
- Indicative setbacks from front boundaries.
- The pedestrian and bicycle network.
- The dimensions and typical cross sections of the road network.
- The retention of significant vegetation.
- Details of house types and proposed siting.
- The expected maintenance regime of the buffer areas between residential and neighbouring industrial uses.
- The identification of areas to be used for medium or higher density housing and the height of the buildings proposed for these areas.
- The location and area of public open spaces.
- The proposed landscape themes for the road and pedestrian network and other public spaces.
- The provision of on-street parking.
- The principal features of the drainage systems.
- The proposed staging of development.

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19/01/2006
VC37

Decision guidelines

Before deciding whether a development plan is satisfactory, the responsible authority must consider:

- The provisions of this planning scheme including relevant local policies and the objectives set out in Clauses 54 and 55 of the scheme.
- The orderly development of land including management of traffic, car parking, the provision of pedestrian ways and open space.
- The overall objective for the land to achieve an integrated residential development offering a choice and diversity of housing opportunities and types in a neighbourhood setting that has been master planned to provide a distinctive and attractive urban design.
- The following design objectives for the land:
 - To create a high quality living environment.
 - To provide a single road onto Huntingdale Road and Montpellier Road, along with individual vehicle crossovers onto Montpellier Road.
 - To enhance the safety and movement on the arterial and local road network.
 - To provide for integration of the development with the character of the area and the pedestrian and cycle networks in the locality.

MONASH PLANNING SCHEME

- To provide for attractive and distinctive public spaces and streetscapes including a landscaped setting to the principal road network.
- To protect significant trees and other vegetation and provide opportunities for a treed canopy to be established within the site.
- To provide for different housing opportunities on the site.
- To limit development generally to two storeys but provide opportunities for townhouse and apartment style development at the centre of the site that may rise to four storeys above ground.
- To ensure that development does not have a detrimental visual impact on the surrounding areas in terms of height or bulk.
- To provide effective buffers between residential and neighbouring industrial uses.
- To protect the amenity of neighbouring residential areas from unreasonable overlooking and overshadowing.
- To contribute to the improvement of on-site and off-site local stormwater drainage systems.