

15/04/2010
C48**SCHEDULE 9 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO9****DENNINGTON NEIGHBOURHOOD ACTIVITY CENTRE – RETAIL PRECINCT****1.0**15/04/2010
C48**Requirement before a permit is granted**

The responsible authority can consider an application to subdivide land into no more than two (2) lots and also title reconfiguration, and to construct or carry out minor works including site preparation works and related activities before a development plan has been approved.

An alteration or extension to an existing dwelling is exempt from the requirement to prepare a development plan.

2.015/04/2010
C48**Conditions and requirements for permits**

All proposals to subdivide land, title reconfiguration, and to construct or carry out minor works (including site preparation works) before a development plan has been prepared must be accompanied with a report demonstrating that they will not prejudice the long term future use of the land as envisaged in the '*Dennington Neighbourhood Activity Centre Structure Plan - Hansen, November 2009*'.

3.015/04/2010
C48**Requirements for development plan**

The development plan must be generally in accordance with the '*Dennington Neighbourhood Activity Centre Structure Plan - Hansen, November 2009*' (Structure Plan) and include:

- Built Form Design Guidelines that:
 - Provide a building form that is of a low scale and unobtrusive to maintain view lines from surrounding elevated topography (no more than one storey in height or 6 metres in elevation). Two storey development is acceptable fronting Lindsay Street and the Princes Highway to encourage multiple land uses over different storeys.
 - Ensure buildings are designed to front external and internal streets, provide active frontages and well concealed service areas.
 - Ensure new development close to corners is positioned to the lot boundary and should clearly demarcate and address internal and external intersections.
 - Avoid large expanses of flat roofs.
 - Ensure that plant fittings on rooftops are appropriately screened when viewed from elevated positions.
 - Provide for a material palette that displays a variety of finishes that respond to the natural environment in texture and colour.
 - Avoid the use of large expanses of brightly coloured rendered walls.
- A Signage Plan that:
 - Provides for signage that is respectful to the neighborhood setting with low scale integrated design preferred.
 - Avoids highway illuminated signage.
- A Traffic Management and Car Parking plan that:
 - Provides for an internal street connection in an east-west alignment with the drainage easement to facilitate traffic and pedestrian movement between Russell and Lindsay Streets.

WARRNAMBOOL PLANNING SCHEME

- Provides a north-south pedestrian plaza link between retail development in the centre. The plaza should contain street furniture, public notice boards, lighting and high quality landscaping.
 - Indicates the number, location, dimensions and layout of all car parks and access-ways to and from the car parking areas.
 - Indicates specified car parking rates for all uses, including visitor car parking to the satisfaction of the responsible authority.
 - Indicates the location and dimension of all bicycle, vehicle and pedestrian access ways and how these connect to the remainder of the retail precinct and the wider Activity Centre.
 - Includes traffic management and traffic control works considered necessary in adjoining and nearby roads when the development is completed.
 - Indicates the means of pedestrian and vehicle ingress to and egress from the land.
- A Landscaping Plan that:
 - Includes details on furniture, lighting and the location, quantity and size at maturity of all proposed plants, the botanical names of the plants, the location of all areas to be covered by lawn or other surface materials and provides a specification of works to be undertaken prior to planting.

The development plan may be prepared and implemented in stages.