

19/01/2006
VC37

SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO3

RESTRICTED RETAIL AREA BETWEEN McMAHONS ROAD AND BRYAN STREET, FRANKSTON

1.0

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Requirements for development plan

The development plan must show:

- The extent to which the proposed development integrates with existing or proposed development.
- The effect of any proposed development on adjoining land uses, including residential properties.
- The size and location of all buildings.
- Car parking, loading and unloading bays, waste bin areas and internal access lanes.
- On-site car parking provided at a ratio of not less than 2 spaces per 100 square metres of leasable floor area for Restricted retail premises.
- A loading bay provided for the development and/or each tenancy with access from Gertrude Street.
- Landscaping of the site and adjoining road reserves.
- The interface treatment between Bryan Street and the subject site including acoustic fencing and landscaping.
- Pedestrian and vehicular management.
- The elevations of all buildings, including details of colour and cladding materials.
- Road works in or access to McMahons Road (Moorooduc Highway), and/or Cranbourne Road to the requirements of VicRoads.
- Road works required in Bryan Street and/or Gertrude Street.
- Lighting in common areas.
- The theme and location of main identification signage, that is limited to advertising the business operating from the site only and not displaying short term sales using signage that will detract from the amenity of the area and presentation of the site.

The development plan for the site must be generally in accordance with the concept plan March 2000, restricted retail area between McMahons Road and Bryan Street, Frankston.