

17/10/2013
C77

SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO4**.

RESTRICTED RETAIL AREA BETWEEN GERTRUDE STREET AND THE RAIL LINE, FRANKSTON

1.0

19/01/2006
VC37

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.
- Buildings set back at least 12 metres from the McMahons Road (Moorooduc Highway) frontage and 23.5 metres from the eastern boundary abutting residential properties.
- Building height limited to 11.5 metres (RL 39.5).
- Landscaping provided along the McMahons Road (Moorooduc Highway) and Gertrude Street frontages of the site and the eastern boundary that adjoins land for residential purposes, generally in accordance with the landscape concept prepared by Carol Frank-Mas & Associates (reference Dwg No. 2164/1, dated 17 June, 1999).
- On-site car parking provided at a ratio of at least 2.0 spaces per 100 square metres of leasable floor area.
- Vehicular and pedestrian access to the site limited to the McMahons Road (Moorooduc Highway) frontage and the Gertrude Street frontage no further east than Bryan Street.
- Lighting sited or baffled to prevent light spilling onto adjoining land used for residential purposes.
- Roadworks in or adjacent to McMahons Road (Moorooduc Highway) necessary to facilitate the development to the requirements of VicRoads.
- Roadworks and traffic control measures in Bryan Street and/or Gertrude Street arising from the use and development.

The development plan of the site must be generally in accordance with the concept plan prepared by Bird de La Couer Architects (reference SK-01A, dated 18 June 1999).