

12/04/2012
C131

SCHEDULE 9 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO9**.

227 PRINCES HIGHWAY DANDENONG

The Overlay applies to land known as 227 Princes Highway, Dandenong. The land is generally bounded by the Princes Highway to the north, King George Parade to the east, Queen Street to the south and Maurice Street and Carmen Street to the west.

1.0

Requirement before a permit is granted

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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. The proposal must achieve the requirements of the Urban Design Guidelines and be generally in accordance with the requirements of the Development Concept Plan in Clause 3.0 of this schedule.

A permit may be issued to subdivide the land into super lots or to realign property boundaries, create a road reserve or a subdivision which does not create an additional lot.

Before granting the permit the responsible authority must be satisfied that the permit will not prejudice the future use and development of the land in an integrated manner.

2.0

Conditions and requirements for permits

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Before a sensitive use (residential use, child care centre, pre-school centre or primary school) commences or before the construction or carrying out of buildings and works in association with a sensitive use commences, either:

- A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970, or
- An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the sensitive use.

Subdivision permit conditions

A permit to subdivide land to create an additional lot must, where relevant, include conditions for the following:

Conditions applicable to land containing public open space

- All public open space is to be landscaped to a standard specified by the responsible authority and must include:
 - Drinking water fountains at key locations.
 - Children's playground equipment in an appropriate location.
 - Provision of shared use paths in accordance with any plan identifying the overall park network.

3.0

Requirements for development plan

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The Development Plan may consist of plans or other documents and may, with the consent of the responsible authority, be prepared and implemented in stages.

There must be only one Development Plan for the whole of the land to which this schedule applies and the Development Plan must include the whole of the land. The Development Plan must be generally in accordance with the Outline Development Plan forming part of this schedule and contain:

- A comprehensive **Site Analysis Plan** that provides details of:
 - The land to which the plan applies.
 - Surrounding land use and development.
 - Vehicle and pedestrian links.
 - Public transport links.
 - Significant vegetation.
 - Provision of services to the land.
- **Urban Design Guidelines** that support the following development principles:

Urban Context:

- Site responsive design that ensures a reasonable amenity for both future and existing residents and businesses.
- To provide an effective buffer area between residential and neighbouring industrial uses.

Building Envelopes:

- Indicative cross section showing buildings.
- Heights and massing to ensure the proposed buildings respect the neighbourhood context.
- For the medium density development, setbacks in accordance with Clause 55.
- Ensure that roof forms are considered part of the overall design.

Street Pattern and Street Edge Quality:

- The provision of an appropriate internal vehicle access network to provide safe and convenient vehicle movement to the existing street networks.
- Ensure that the entrances to the apartment buildings are visible from the street frontage.
- Ensure that car parking is located in a way that does not dominate the street frontage.
- Ensure that front fences contribute to the character of the area and the development and avoid creating inactive frontages.

Building Layout and Design:

- Provide a range of dwelling types and sizes.
- Promote buildings of high architectural quality and interest.
- Provide for a high quality of internal amenity for future residents.

Communal Open Space and Landscape Design:

- Provide centrally located communal open space easily accessed by all residents.

- Integrate the communal open space and landscaped areas with the design and layout of the development.
- Apply landscaping treatments to all areas of communal open space, in particular giving consideration to the treatment of the interfaces between uses within the site and abutting the site and to the use of large canopy trees.

Environmentally Sustainable Design:

- Encourage a high standard of building design that demonstrates efficient energy consumption.
 - Encourage efficient use of water throughout the site.
 - Encourage the use of energy efficient materials.
 - Encourage multi-modal transport.
 - Encourage the retention of indigenous native vegetation.
- A **Development Concept Plan** which generally accords with the Outline Development Plan and shows or provides the following information:
 - The proposed use and development of each part of the land.
 - An east-west pedestrian link across the land to connect King George Parade and Maurice Street, that will be available at all times for public pedestrian access.
 - Building locations and maximum number of building levels.
 - The outlook of buildings to ensure that roads and communal driveways have adequate passive surveillance and to ensure that buildings do not turn their backs to any key interfaces.
 - Indicative development schedule showing:
 - Proposed number of levels, size, setback and type of dwelling.
 - Proposed non-residential uses including maximum gross floor area and location.
 - Location for vehicle egress and ingress, vehicle access and the location of car parking areas.
 - Pedestrian and cycle paths.
 - Areas of communal open space.
 - The provision of a high quality standard of built form.
 - A **Landscape Concept Plan** including:
 - A consistent theme across the site that complements any proposed future development.
 - The location of vegetation to be retained.
 - The inclusion of Water Sensitive Design Principles.
 - Treatment of the public realm.
 - A **Transport Impact Report** assessing the potential effects that the development may have on the surrounding road network to the satisfaction of the responsible authority and VicRoads detailing:
 - Performance objectives.
 - Existing conditions.
 - Proposed vehicle access arrangements.

- Traffic generation.
- Proposed parking and loading facilities.
- Base case-without proposed development.
- Post development analysis.
- Mitigation treatments.
- An **Integrated Traffic Management Plan** including:
 - An existing conditions assessment.
 - The layout of vehicular driveways including driveway widths.
 - The means of vehicle ingress and egress to and from the site.
 - Location and access points for on-site car parking.
 - Details of car parking for the apartment buildings.
 - Car parking rates for all uses, including visitor parking.
 - A pedestrian network plan.
 - A bicycle facilities plan.
 - Access routes to public transport.
 - A description of how the plan responds to the State Planning Policy Framework.
 - The actions and responsibilities for ongoing implementation of the Plan, including proposed funding arrangements.
 - A description as to how the plan responds to the State Planning Policy Framework.
- A **Stormwater Management Plan** including:
 - Water Sensitive Urban Design Principles.
 - Construction and maintenance requirements for water sensitive urban design;
 - Details of stormwater management measures.
 - How the development will comply with best practice environmental management or urban stormwater.
 - Any other matters required by the responsible authority and Melbourne Water.

Any modification to the Stormwater Management Plan component of the Development Concept Plan must be to the satisfaction of the responsible authority and Melbourne Water.

- A **Construction Management Plan (CMP)**.
- A staging plan for the development of the site.
- Details of service infrastructure provision.
- A response to the Safer Design Guidelines for Victoria.

The Development Concept Plan may be amended from time to time to the satisfaction of the responsible authority.

