

05/11/2015
C132**SCHEDULE 11 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO11**.

KNOX PRIVATE HOSPITAL EXPANSION

The objectives of this schedule are to:

- Provide for the orderly expansion of the Knox Private Hospital, in a manner which is responsive to its residential context with no unreasonable detriment to residential amenity.
- Provide for safe and orderly car parking and traffic movement within the surrounding residential street network.

1.0 Requirement before a permit is granted05/11/2015
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No permits may be granted prior to the approval of a development plan, unless limited to the following:

- Minor alterations to the facade of buildings, including canopies and entry and exit points.
- Minor works.
- Signage installation.
- Use and development of the land for temporary uses, to the satisfaction of the Responsible Authority.
- Upgrading of services, including roof plant and waste management facilities.

2.0 Requirements for development plan05/11/2015
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The Development Plan must be informed by a detailed analysis of the features of the site and surrounding context.

The Development Plan must be in accordance with Figure 1 to this Schedule and must include the following to the satisfaction of the Responsible Authority:

- A site analysis and context plan.
- Layout and elevation plans showing the following:
 - Buildings setbacks in accordance with Figure 1.
 - The provision of vertical and horizontal fenestration to alleviate bulk to the north and east elevations.
 - The use of modulation and articulation for buildings and carparks to ensure an appropriate built form outcome, as well as landscape screening
 - Details of the protection measures proposed to avoid unreasonable detriment to the privacy and amenity of residential areas, including appropriate locations of carparks, plant and loading areas away from residential interfaces and setbacks, materials, noise attenuation, landscape buffers and visual screening where appropriate.
 - In the south precinct, definition of a building articulation zone to the southern façade, allowing for façade effects, rebates or structured landscape effects to the southern elevation, in order to ameliorate visual bulk, to address light spill and noise impacts and address the length of the carpark on the southern elevation.

- Overshadowing and overlooking plans to demonstrate that no unreasonable detriment will be caused to the privacy and amenity of residential areas, particularly adjoining residential dwellings, in accordance with the relevant standards.
- Any necessary acoustic protection measures, as recommended by a suitably qualified Acoustic Engineer.
- The provision of communal open spaces with pedestrian links.
- The location of gas storage services and other large plant and services, which should be relocated away from residential interfaces.
- Traffic and Parking Management Plan showing the following:
 - An assessment of the impact of traffic and car parking generated by the use and development upon the surrounding arterial and local road network.
 - A Travel Plan for Hospital staff, contractors and visitors.
 - Local area traffic management initiatives and/or changes to existing on-street parking restrictions for the street network surrounding the Knox Private Hospital, or other measures, developed to minimise on-street parking by Hospital staff, contractors and visitors.
 - Traffic management and traffic control works on the land and affected roads as required by VicRoads and/or Knox City Council to mitigate traffic impacts of the proposed development.
 - The layout of accessways, car parking and loading areas.
 - Separated areas for pedestrian movement throughout the site, and linkages to the external pedestrian network.
 - The provision of convenient bicycle storage facilities.
 - The inclusion of parking guidance technology.
 - A requirement that this traffic plan be reviewed 6 months after occupation of preceding stages.
 - Signage at the entrances on Boronia Road and Mountain Highway to direct motorists to the designated drop of and pick up areas, and signs advising motorists to be aware of pedestrians.
 - Allocated on-site parking for night shift staff in locations most remote from the residential interfaces.
- A Landscape Concept and Maintenance Plan showing the following:
 - Areas set aside for landscaping within the site, including the provision of extensive native planting along Mountain Highway and Boronia Road to complement the municipal wide Bush Boulevard theme.
 - Landscape buffers along the eastern and southern boundaries to provide appropriate screening for adjoining residential properties, with planting at a mature height commensurate with the height of the proposed development.
 - Tree protection zones for trees to be retained. Tree protection zones must be determined by a suitably qualified Arborist.
 - An ongoing Landscape Maintenance Plan.
- A Safety Management Study to determine whether planning permit conditions may be required with regards to the adjacent high pressure gas pipeline. This Study must include a requirement for early consultation with the Pipeline owner as part of any future planning permit.

3.005/11/2015
C132**Conditions and requirements for permits**

An application for a permit must be accompanied by the following, as appropriate:

- An architectural design response for all buildings.
- A detailed Landscaping Plan.
- A Planning Report outlining how the development is generally in accordance with the approved Development Plan.
- An Acoustic Report, which must demonstrate that the facility, including hours of operation and deliveries, will meet the guidelines of the Environment Protection Authority or other relevant bodies.
- A Sustainable Design Assessment detailing proposed environmentally sustainable initiatives, including Water Sensitive Urban Design.
- A Waste Management Plan.
- A written response stating how the development responds to Safety by Design principles to prevent hazards and unsafe spaces for the community.
- A Disability Access Audit Report, prepared by a suitably qualified and registered disability auditor, assessing the access requirements for disabled persons.

Before deciding on an application to use or develop the land, the Responsible Authority must consider:

- Whether the design and location of buildings, including carparks, plant and loading areas, will avoid unreasonable detriment to the privacy and amenity of the adjoining residential interface.
- Whether external lighting effects have been designed and treated to avoid unreasonable detriment to the amenity of neighbouring residential areas.
- Whether noise containment measures for all new buildings are adequate to avoid unreasonable detriment to the amenity of nearby residential properties.
- Overshadowing to adjoining residential areas to comply with standard B21 in Clause 55.04-5, or other relevant standard.
- Overlooking to adjoining residential areas to comply with standard B22 in Clause 55.04-6, or other relevant standard.
- Whether the objectives of this Schedule have been met.

A permit must include the following conditions, or otherwise approved by the Responsible Authority:

- A Management Plan, which must outline hours of operation, hours of deliveries, noise control.
- A Traffic and Parking Management Plan, which must be in accordance with the approved Development Plan.
- A Construction Management Plan to ensure that the amenity of the neighbouring residential area is protected throughout the construction period, including the influence staging of the development may have on access to on-site car parking.

4.005/11/2015
C132**Decision Guidelines**

Before approving the Development Plan or amendments to the Development Plan prepared in accordance with the requirements of Clause 2.0 of this schedule, the Responsible Authority must consider:

KNOX PLANNING SCHEME

- The provisions and requirements of Figure 1 to this schedule.
- Whether the Development Plan achieves the objectives of this schedule.
- Whether the development sufficiently avoids unreasonable detriment to the privacy and amenity of existing residential development particularly that of the adjacent residential dwellings.

