

19/01/2006
VC37

SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO5**

REDEVELOPMENT– VILLAGE WAY AND JINDIVICK STREET, MARIBYRNONG

1.0

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Requirement before a permit is granted

Prior to a permit being granted:

- That part of Lot 2 on TP 7632L not shown to be Development Plan Overlay shall be excised from the land for a road and for that road to be either constructed to the Responsible Authority's satisfaction or for it to be constructed subject to a Section 173 agreement between the owner of the land and the Responsible Authority.
- The owner of the land must enter into an agreement under Section 173 of the *Planning and Environment Act 1987* to provide a landscaping strip between the southern boundary of the land and an existing pedestrian pathway in the Village Way Reserve and on-going maintenance of this landscaping. A landscape plan and specification including a schedule for the timing of works and maintenance of the landscaping must be submitted for approval by the Responsible Authority.

A permit for subdivision may be granted prior to the approval of a development plan and is also exempt from the notice requirements of Section 52(1)(a), (b) and (d) and the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82 (1) of the Act.

2.0

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Requirements for the Development Plan

A development plan must aim to provide certainty about the future scale and character of the development, using the following objectives:

- To achieve a high quality, well designed, energy efficient development that enriches the surrounding urban form and character of the area.
- To achieve development, which is complementary to, and provides a transition between existing multi-storey development to the east of the site and surrounding lower density residential development to the north, south and west.
- To create a range of public and private spaces that are useable by both occupants and the public.
- To incorporate a mix of dwelling types and a distribution of dwelling sizes that reflects the future needs of the community.
- To provide permeability for pedestrians through the site and legibility from the surrounding residential area.
- To incorporate limited vertical additions to the building existing at the date of approval so that they are set back from the external building line with a raked back roofline to be unobtrusive when viewed from near and distant places.
- To provide adequate vehicular access to the land while minimising pedestrian/vehicular conflict.

To provide adequate and accessible on-site parking for the needs of residents and visitors. The development plan must show:

- A detailed site analysis plan showing existing conditions on the subject site and adjoining properties.
- Buildings, access and other features located generally in accordance with Concept Plans (the Plans dated July 2003, prepared by Hayball Leonard Stent, Architects, numbered TP00B, TP01B, TP02.B-Option 1, Variation 1, TP03B-Option 1, TP04B, TP05B, TP06B, TP07B, TP09B, TP10B and TP11B. form the Concept Plans) and show:
 - Minimum setbacks and maximum heights of buildings being within the envelopes shown on the Concept Plan.
 - No more than 64 dwellings.
 - Service fixtures being within the envelopes of the Concept Plan.
 - Access to all front doors and apartment lobbies to be from publicly accessible space.
 - Tandem car spaces relying on access from another tandem space to be allocated to the same dwelling as the allocated space which provides that access.
 - Provision of car parking to be generally in accordance with the Concept Plan except that the northwest portion of the land shall be set aside for private open space subject to the number of spaces to be created must always meet the following:
 - One space for each one or two bedroom dwelling.
 - Two spaces for each three or more bedroom dwelling, with one space under cover.
 - Studies or studios that are separate rooms must be counted as bedrooms.
 - Developments of five or more dwellings should provide visitor car parking of one space for every five dwellings. The spaces should be clearly marked as visitor parking.
 - Public pedestrian access to the land to be at least in the position as shown in the Concept Plan.
 - The north west corner of the site to be set aside as space accessible to the public from Jindivick Street and Ordnance Reserve.
- Shadow diagrams to be submitted showing the impact of any new development.
- Urban Design Guidelines that address:
 - Building materials finishes textures and colours and articulation of all roofs and walls visible from the surrounding area.
 - Treatment of all spaces with respect to pathways, active recreation spaces, gardens and porous surfaces, water features, and the like.
 - Fencing and gates.
 - Service fixtures and mechanical plant and equipment.
 - Driveways including materials and finishes of driveways.
 - Car parks, carports and garages.
 - Earthworks and slope treatments.
 - Landscaping.
 - Solar access for all dwellings.
 - The means of providing functionally adequate balconies, terraces or other areas of private open space to dwellings and the means of minimising overlooking.
 - Provision of at least two aspects to most dwellings.

- Maximising addresses of dwellings to the street at ground floor level, and, otherwise, visible and clearly identifiable common entrances to apartments that either address the street or internal public spaces.
- The location and provision of car parking generally in accordance with the Concept Plans.
- A schedule summarising the number of dwellings and bedrooms in each building and on each level and justification of the density and dwelling mix using 'The Maribyrnong Housing Strategy'.
- Access to sites and turning movements for service and emergency vehicles.
- A Waste Management Plan.
- A Site Management Plan illustrating techniques to manage site operations, which will minimise off-site operations.
- The availability of major physical services to accommodate the proposal.
- An assessment of the proposed development plan against the Urban Design Guidelines and the objectives of the development plan.

Reference documents

Concept Plans (the Plans dated July 2003, prepared by Hayball Leonard Stent, Architects, numbered TP00B, TP01B, TP02.B-Option 1, Variation 1, TP03B-Option 1, TP04B, TP05B, TP06B, TP07B, TP09B, TP10B and TP11B. form the Concept Plans)

The Maribyrnong Housing Strategy, adopted 13 November 2000.