

17/12/2009
C94**SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO3****ASHWOOD CHADSTONE HOUSING****Site Description**

This schedule applies to land generally known as:

- 4 Power Avenue, Ashwood (more particularly described as Vol. 10268 Fol. 635 & Vol. 8294 Fol. 403, 404)
- 2-6 Elliott Street, Ashwood (more particularly described as Vol 8294 Fol 405)
- 2-10 Euroka Street, Chadstone (more particularly described as Vol 8835 Fol 828, 829, 830, 831, 832)
- 39-43 Jingella Avenue, Ashwood (more particularly described as Vol 8656 Fol 622, 623, 624)
- 43-45 Winbirra Parade and 2 Jingella Avenue, Ashwood (more particularly described as Vol 8656 Fol 562, 563, 564)
- 49-51 Winbirra Parade and 5 Yunki Court, Ashwood (more particularly described as Vol 8656 Fol 557, 558, 559, 560)
- 605 Warrigal Road, Ashwood (more particularly described as Vol 10268 Fol 634)

1.017/12/2009
C94**Requirement before a permit is granted**

A permit may be granted before a development plan has been prepared for:

- Demolition, bulk excavation, site preparation and retention works including piling, footings, ground beams and ground slab, provided that interim treatments are to the satisfaction of the responsible authority.
- Subdivision of the land into superlots or to realign property boundaries, create a road reserve or a subdivision which does not create an additional lot.

Before granting a 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.

2.017/12/2009
C94**Conditions and requirements for permits**

An application to develop the land must be accompanied by the following information, as appropriate:

- Any demolition and/or subdivision plans as appropriate.

3.017/12/2009
C94**Requirements for development plan**

The development plan should:

- Provide a minimum of 277 dwellings, including a minimum of 207 affordable dwellings, as part of an integrated mixed-tenure development that includes private and social housing.
- Provide a range of dwelling types to cater for a variety of community housing needs.
- Incorporate sustainable design features to address water and waste management, solar access and energy saving initiatives, to deliver lower living costs for future residents.
- Create a composition of varied building forms and heights across the sites.

- Provide for a high quality of internal amenity for future residents.
- Respect the amenity of adjoining residential interfaces.
- Clearly define the building entry from the street frontage and provide an individual street address;

Development plan components

The development plan must include the following information:

- Existing conditions plan, showing surrounding land uses and development, adjoining roads and pedestrian links, public transport routes, topography, and infrastructure provision.
- Concept plans for the sites which show;
 - Buildings proposed to be demolished, new building orientation and location, indicative uses for each building, car parking areas, public roads, vehicle access locations, pedestrian and bike paths and areas and locations of private and public open space;
 - Three-dimensional building envelope plans including maximum building heights and setbacks.
 - The design philosophy for the sites and indicative architectural themes including car parking areas and garages so that they do not dominate the street or public open space.
 - Shadow diagrams of proposed building envelope conditions at 10.00am, 1.00pm and 3.00pm at 22nd September.
- An indicative development schedule including the minimum number, type and tenure of dwellings and the floor area of any proposed non-residential uses.
- A traffic management report and car parking plan and where required traffic management measures which includes:
 - Identification of roads, pedestrian, cyclist and vehicle access locations, including parking areas.
 - Location and linkages to public transport.
 - Car parking rates for all uses, including visitor parking.
 - Provision for bicycle facilities.
- A landscaping plan which shows:
 - Treatment of the public realm, including the north-south pedestrian link.
 - The landscape concept for all sites.

The development plan for any part of the development area or for any stage of development may be amended from time to time to the satisfaction of the responsible authority.

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Decision Guidelines

Before deciding on a request to approve a development plan or a request to amend a development plan the responsible authority should consider the views of the Monash City Council.