

19/01/2006
VC37**SCHEDULE 9 TO THE DEVELOPMENT PLAN OVERLAY**

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

BAXTER GATEWAY

The Baxter Gateway site consists of a triangular area, bounded on two sides by the Baxter Tooradin Road and Frankston Flinders Road, with the third defined by the Mornington Peninsula Freeway reservation. The purpose of the development plan is to recognise the constraints and opportunities associated with this location. It is intended to facilitate the development of a service based precinct, with services directed primarily to Peninsula visitors and the broader district catchment, rather serving Baxter residents only or establishing a further retail node. Given the location of the site, with a high degree of exposure to main roads, it is essential to ensure the integrated design and coordinated development.

1.019/01/2006
VC37**Requirement before a permit is granted**

A permit may be granted for a change of use within an existing building or the display of advertising signs before a development plan has been prepared.

2.019/01/2006
VC37**Requirements for development plan**

The development plan must describe:

- A site land use plan, indicating the type, location and operational characteristics of all proposed land uses on the site and demonstrating compatibility between proposed land uses and adjacent roadways and nearby residential areas. Details should include:
 - Hours of operation.
 - Anticipated traffic and parking generation.
 - Anticipated noise levels.
 - Security lighting requirements.
- Arrangements for the provision of services, including drainage and sewerage.
- The location, layout, elevations and external materials of all buildings and works.
 - The plot ratio of all development must not exceed 0.5.
 - Site coverage must not exceed 50 percent.
 - Proposed development must not exceed a maximum building height of 10 metres.
- The area and dimensions of all proposed lots.
- The location and width of all vehicle crossings and pedestrian ways.
- The layout and construction details of all roads, carparking areas and paths, ensuring separation of pedestrian and vehicular movement.
- The provision and location of loading areas.
- The location, size and design of all advertising signs.
- Detailed landscaping plans for the land, including the location and species of all plantations and the location and type of all fencing.
 - At least 25 percent of the site area must be set aside for landscaping.
 - Landscaped areas must include all land within 10 metres of the Baxter Tooradin Road and Frankston Flinders Road frontages, other than to provide for vehicular or pedestrian access.

- The landscaping plan must include provision for the screening of all storage areas and a management plan for controlling and maintaining landscaped areas.
- Proposals for staged development of the site.

The responsible authority may vary these requirements if it is satisfied that compliance would be unreasonable or impractical and that any proposed variation will not prejudice the amenity of the area.