

04/06/2009
C71**SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO4****1-5 CENTRAL AVENUE MOOROOLBARK**

The purpose of this Development Plan is to:

*Recognise the importance of the land as a key redevelopment site within the Mooroolbark activity centre.**Provide for the development of the land for higher density residential development that achieves a high standard of urban design and maximises the benefits of its central location.**Encourage any new development on the land to adopt ecologically sustainable design principles and to consider the needs of people with limited mobility.**Ensure any new development provides a reasonable level of protection of the outlook to the Dandenong Ranges from the adjoining residential area.***Requirement before a permit is granted****1.0**04/06/2009
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Prior to the granting of a permit for subdivision, use or development, a Development Plan must be prepared and submitted to the satisfaction of the responsible authority.

Conditions and requirements for permits**2.0**04/06/2009
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Where relevant to the satisfaction of the responsible authority, any permit granted must also include those conditions which are required to give effect to any requirements of the approved Development Plan included in section 3.0 of this schedule.

Requirements for Development Plan**3.0**04/06/2009
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The Development Plan must show or include:

- Proposed uses of the site, with a substantial portion of the land used for residential purposes.
- Approximate location, massing and heights of buildings. Buildings should address the street (including Lincoln and Manchester Road), with consideration given to rear lane access to sites where appropriate.
- Provision of higher density housing, with a significant proportion of residential buildings having, but not limited to, a height of 3 storeys. For the sites abutting adjoining residential areas, a maximum height of two storeys should be nominated.
- Location of public spaces and public open spaces.
- The provision of not less than 5 per cent public open space which can be provided in land or as a percentage of the site value or a combination of both.
- Layout of pedestrian and bicycle links within and through the site.
- Road and on-street parking layout.
- How on-site car parking will be accommodated.
- How the design achieves safety and security objectives.

- Indicative development schedule showing proposed densities and dwelling numbers, including a diversity of dwelling types and sizes, with a significant number of dwellings having no more than two bedrooms.
- A concept Landscaping Plan. The Plan should indicate a preference for predominantly indigenous species, particularly for species that have minimal water needs. It should have regard to retaining any healthy, established trees on the site, where their retention will not unreasonably compromise the development of the site.
- Sustainability Guidelines demonstrating how the proposal responds to best practice Ecologically Sustainable Design principles including; solar orientation, water reuse, stormwater management, building design, efficient use of natural resources, provision of a pedestrian and bicycle network, and other innovative sustainable techniques.
- A traffic management plan, demonstrating that safe and functional vehicle, bicycle and pedestrian network can be provided both within the site; and linking with the external transport network. It should take into account the provision of acceptable access from Lincoln and Manchester Roads.
- An access plan demonstrating how the public areas and the interrelationship between buildings and private open space areas are able to provide accessibility for people with mobility issues.