

07/11/2013  
C117**SCHEDULE 8 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO8**.

**238-240 MAROONDAH HIGHWAY, CHIRNSIDE PARK**

The site is part of the Chirnside Park Major Activity Centre and is located at the south-western corner of the intersection of the Maroondah Highway and Manchester Road. Chirnside Park Shopping Centre is located directly opposite the site, across Maroondah Highway to the north-west. The site adjoins residential land to the north and east.

The objectives for the site are to:

- Provide for a mixture of medium and higher density residential development together with retail and commercial activities designed to meet the needs of the local community.
- Ensure that the mix of uses complements and reinforces the role of the adjacent Chirnside Park Shopping Centre as the primary retail area in the Chirnside Park Major Activity Centre.
- Provide physical linkages with the Chirnside Park Shopping Centre to encourage mobility between the site and the Chirnside Park Shopping Centre.
- Provide high quality, innovative and contemporary architecture that is linked by high quality public open spaces and pedestrian access which responds to the sites undulating terrain.
- Encourage built form outcomes that assist in consolidating the various elements of the Chirnside Park Major Activity Centre to create a strong sense of identity.
- Promote sustainable development.

**1.0**07/11/2013  
C117**Requirement before a permit is granted**

The Responsible Authority may grant a permit for subdivision, use or development prior to the approval of a Development Plan, provided that it is satisfied that the subdivision, use or development will not prejudice the future use and development of the land in achieving the objectives of this schedule.

**2.0**07/11/2013  
C117**Conditions and requirements for permits**

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

- Details of environmentally sustainable design initiatives.
- A planning report outlining how the development accords with relevant planning scheme policies and addresses the requirements of the approved Development Plan.
- An architectural design response for all buildings included as part of the development.
- An economic assessment for any development comprising more than 2,000sqm of retail floor space that considers the impact on the town centre precinct as shown in Clause 22.06.
- Details of site management arrangements such as an Owners Corporation or similar management structure, for areas that are to be available for public use.
- A landscape plan prepared in accordance with the *Landscape Guidelines: How to prepare a Landscape Plan in the Shire of Yarra Ranges*.

- A Drainage Strategy detailing all internal and external catchments and how these will be treated as part of the development of the site.
- A traffic report assessing the traffic impacts of the development and car parking assessment.
- An assessment of the potential impacts of any non-residential land uses on the amenity of dwellings proposed on the site or on adjoining land.

Any permit granted to subdivide, use or develop the land must include, where relevant, the following requirements:

- A Construction Management Plan, prepared to the satisfaction of the Responsible Authority, which highlights:
  - Details regarding the construction staging program;
  - How the subject site is to be accessed during the construction period;
  - Details relating to the storage of all plant and equipment during the construction period; and
  - Methods designed to ensure that the amenity of the surrounding area is protected throughout the construction period.

### 3.0 Requirements for development plan

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The Development Plan must include the following, as appropriate:

- Integration of the proposed development with the 'Green Spine' concept along the Maroondah Highway including landscaping, signage and permeability of the site.
- A 25m setback from road pavement of through traffic lanes of the Maroondah Highway.
- A building setback to provide for landscaping along the Manchester Road frontage of the land.
- Articulated buildings at a pedestrian scale, easily identifiable pedestrian entry points, clear glazing free of obstructions such as signage.
- A mixture of retail, residential and service uses.
- Staging of development, showing the percentage of each stage dedicated to residential, commercial and retail uses. Stage 1 of the development must include a residential component incorporating a minimum of 25 dwellings.
- Active street frontages along internal pedestrian linkages.
- Direct vehicular and pedestrian connection to the Chirnside Park Shopping Centre including pedestrian access points from the Green Spine.
- Details showing how any proposed multi-level car park will not be visually prominent.
- Details showing how any basement and under-croft car parking areas will be designed to present a safe and attractive interface with pedestrian access ways.
- Proposed buildings, public open space, roads, pedestrian and cycle connections.
- A network of usable open spaces and a note indicating the total amount of open space.
- Precinct Design Guidelines, showing details of:
  - Built form (including proposed building height, materials and density) generally being limited to a maximum of 4 storeys (14m) above finished ground level);
  - The preferred design and interface treatments between the precincts and adjoining sites;

- The proposed connections within and beyond the site, including an internal road access;
- Indicative drawings to demonstrate how building height and location respond to the topography of the land.
- Details of the overall site management arrangements for the proposed development.
- A Services Report detailing:
  - An assessment of the services required for the proposed development.
  - Identification of the areas required for overland drainage or flood storage.
- A Traffic Report incorporating the requirements of VicRoads and prepared to the satisfaction of Council which must include but is not limited to:
  - An assessment of the impact of traffic generated by the development upon the surrounding road network.
  - Internal road design requirements including measures to restrict use of any central road connection as a “through route” between Maroondah Highway and Manchester Road by external motorists.
  - An assessment of car parking to be provided on the site.
  - An assessment of the internal pedestrian network and its connectivity with the external community.
- An assessment of public transport serviced in the locality, existing stops and any additional stops or infrastructure prepared in consultation with the Director of Public Transport.
- A Landscape Masterplan detailing:
  - Key landscape design principles to be applied in considering species selection throughout road reserves, along the site’s key internal and external interfaces and within proposed communal open spaces and car parking areas.
- The provision and management of open space with pedestrian and bicycle links.
- A public pedestrian crossing on Manchester Road and connecting pathway link into the development.