

15/02/2018  
C148**SCHEDULE 8 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

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

**110V AND 112 – 116 ANDERSON ROAD, SUNSHINE****1.0 Requirement before a permit is granted**15/02/2018  
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A permit may be granted to use, subdivide or construct or carry out works before a development plan has been prepared to the satisfaction of the Responsible Authority.

The Responsible Authority must be satisfied that the permit will not prejudice the future use or development of the land in an integrated manner, and will contribute to the implementation of the *Sunshine Town Centre Structure Plan (2014)*.

**2.0 Conditions and requirements for permits**15/02/2018  
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The following conditions and/or requirements apply to permits:

- A **Construction Management Plan** which details measures to manage and minimise the impact of any excavation, demolition, building or works on the environment and surrounding area.
- A **Landscaping Plan** which details new and existing vegetation, any proposed retention and removal of vegetation, a planting schedule, any fencing and details of surface finishes.
- An **Aviation Fuel Pipeline Mitigation Report** which demonstrates that:
  - Buildings and works satisfy the requirement contained in the *Somerton Aviation Fuel Pipeline Safety Management Study 112 – 116 Anderson Road, Sunshine, Victoria (2015)*.
  - Buildings and works are carried out in accordance with Australian Standard 2885.1 Pipelines – Gas & liquid petroleum standard, Part 1 (AS-2885.1), Section 4.7.4.

**3.0 Requirements for development plan**15/02/2018  
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The Development Plan should be generally in accordance with the concept plan shown at Figure 1 and should be consistent with the following objectives:

- To achieve a high quality, integrated residential development which is responsive to the site's sensitive interfaces.
- To minimise the impact of development on the adjoining H.V. McKay Memorial Gardens through appropriate setbacks, built form transition and planting.
- To provide safe vehicle and pedestrian access to and from the site.

The Development Plan must include the following:

- A **Site Context Analysis** that includes, but is not limited, to the following:
  - The identification of physical and environmental issues associated with the land and surrounding area including adjacent road and rail infrastructure.
  - The location of any existing easements and restrictions.
  - The location of existing points of access to the site and adjoining sites.
  - The identification of sensitive interface areas such as HV McKay Memorial Gardens (north), the Bendigo rail corridor (east), the Ballarat rail corridor (south) and Anderson Road (west).
  - An arboricultural assessment of any significant heritage and landscape trees on the land, and on land adjacent to the northern boundary within the H.V McKay Memorial Gardens. The assessment should include

advice on the long-term health and retention value of any significant trees.

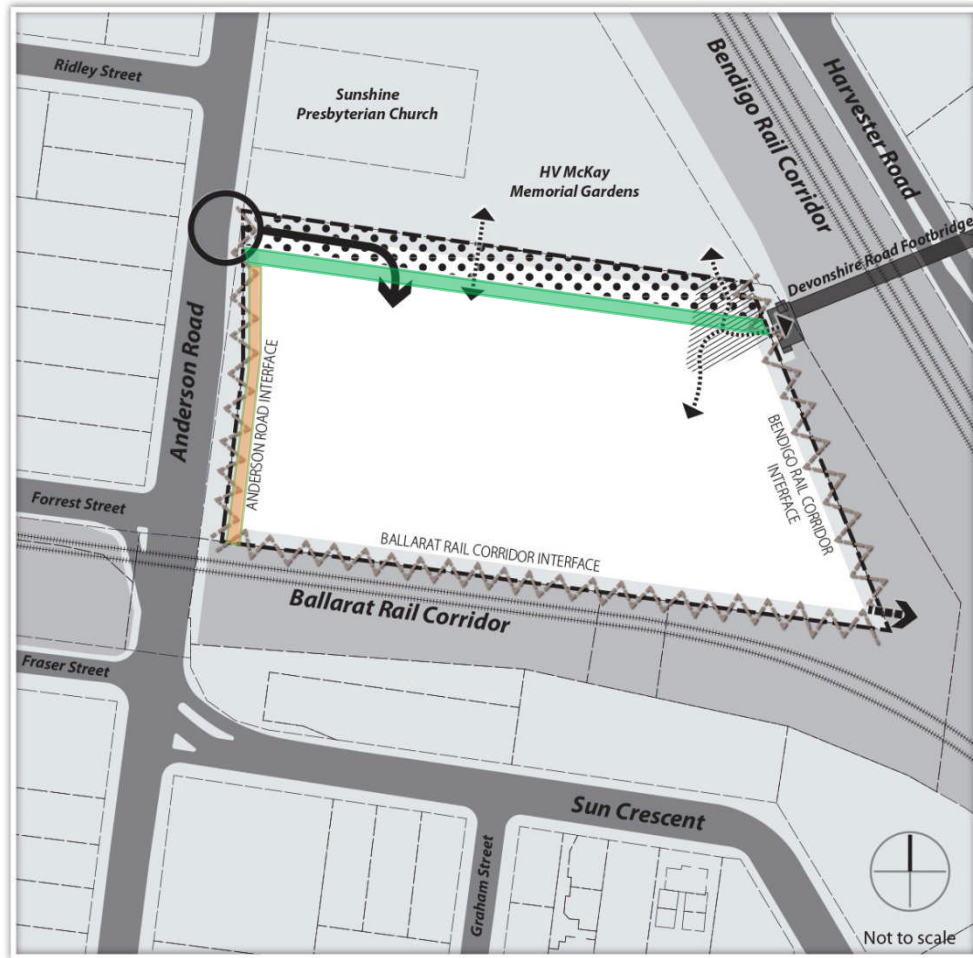
- An **Overall Layout Plan** that includes, but is not limited, to the following:
  - Proposed lot layout, building orientation, location of private and public open space.
  - Three dimensional building envelope plans including indicative building heights to show the following:
    - Building heights generally not exceeding 11 metres (3 storeys) along the interface with the HV McKay Memorial Gardens.
    - Building heights generally not exceeding 13.5 metres (4 storeys) along the interface with Anderson Road.
    - Building heights generally not exceeding 30 metres (9 storeys) for the remainder of the site.
    - A minimum building setback of 5 metres along the interface with the HV McKay Memorial Gardens.
  - Shadow diagrams of proposed building envelope conditions between 9am and 3pm on 22 September.
  - An indicative development schedule including the number, type and density of dwellings and the floor area of any proposed non-residential uses.
  - The location and details of internal road, bicycle and pedestrian networks and connections with existing road, bicycle and pedestrian networks external to the land, ensuring pedestrian access to the H.V McKay Memorial Gardens (including the existing north south path) and the Devonshire Road footbridge.
- An **Traffic Management Plan** that includes, but is not limited, to the following:
  - An assessment which considers safety and vehicle movements within the development, the location of proposed vehicle access to and egress from the land, streetscape improvements and the location of traffic signals to Anderson Road.
  - Details proposed access routes to public transport, how these will be integrated into the future development and measures to maintain pedestrian access to the Devonshire Road footbridge and rail corridor.
  - The location of visitor car parking.

The views of the Roads Corporation (VicRoads) must be sought prior to the approval of the Traffic Management Plan.










- An **Open Space and Landscape Plan** that includes, but is not limited, to the following:
  - A clear delineation between the H.V. McKay Memorial Gardens and the site with the provision of a linear landscape area which details:
    - Additional tree planting along the interface.
    - A public path along the eastern boundary of the site and connections to existing paths.
    - Front fences should be no greater than 1.2 metres in height and visually permeable.
  - The size and location of public open space.
  - The designation of tree protection zones for trees identified in the arboricultural assessment to be retained.
  - Public areas and private areas, including areas for street tree planting that will provide an overall tree canopy cover of 30 percent, tree species selection and maturity at planting.

- The choice of tree species that allows for tree canopy height generally greater than 12 metres at maturity.
- The proposed interface treatment which outlines boundary materials and heights between the development and the H.V McKay Memorial Gardens, the Bendigo rail corridor, the Ballarat rail corridor and Anderson Road.
- The number of driveways and crossovers should be minimised to ensure appropriate tree numbers and canopy cover.
- An **Environmental Sustainability Plan** that outlines initiatives to be included in the future development.
- A **Stormwater Management Plan** that addresses the control of flows in and around the land for discharges up to and including the 1 in 100 year flows and addresses the need for retention storage to control flows and water quality treatments to a best practice standard.
- An **Infrastructure Plan** that identifies all existing and proposed infrastructure requirements and easements (water, sewerage, drainage, electricity, gas and telecommunication services) to service the development. The report must also address the need for the relocation of any services and whether services will be provided above or below ground.
- A **Noise and Vibration Impact Analysis** that includes an assessment of the existing and future noise and vibration impacts from the adjoining rail corridors and Anderson Road on the land, with recommendations for suitable mitigation measures that will not detract from the amenity of the residential development.

Figure 1: Concept plan



**LEGEND**

- |   |   |
|---|---|
|  Site boundary                 |  Fully directional signalised vehicle access to site |
|  Heritage interface (5 metres) |  Pedestrian link                                     |
|  Other interface conditions    |  Railway   |
|  Local park                    |  Rail maintenance vehicle access                     |
|  Vehicle access to site        |   |

**BUILDING HEIGHTS**

- |   |                         |
|---|-------------------------|
|  | 11 metres (3 storeys)   |
|  | 13.5 metres (4 storeys) |