

25/01/2018
C194(Part 1)

SCHEDULE 5 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO5**.

KEYSBOROUGH SOUTH DEVELOPMENT PLAN – STAGES 2 & 3

1.0 Requirement before a permit is granted

25/09/2008
C36

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority:

- for building or works associated with the use of the land for agriculture.
- for extensions or alterations to an existing building or works.
- for the use and development of any social, community or educational facility.
- for the replacement of an existing dwelling.
- for subdivision of land to realign boundaries, create a road reserve or a subdivision which does not create an additional lot.

2.0 Conditions and requirements for permits

28/05/2009
C110

Subdivision permit conditions

A permit to subdivide land which creates an additional lot must where relevant, include conditions providing for the following:

Condition applicable to land containing public open space or a drainage reserve

- All public open space and drainage reserves are to be landscaped to a standard specified by Greater Dandenong City Council and must include:
 - Drinking water fountains along routes at key junctions and major destination points.
 - Local playgrounds at appropriate locations; and
 - Provision of shared use paths in accordance with any plan identifying the overall park network.

The landscaping is to be the subject of a credit in respect of the contribution required for this infrastructure under the Development Contribution Plan up to the amount specified in the Development Contribution Plan.

Condition applicable to lots abutting Hutton Road or Greens Road

- Each lot abutting Hutton Road or Greens Road on the plan of subdivision endorsed as part of this permit must include a building envelope setback at least 15 metres from Hutton Road or Greens Road.

Conditions applicable to lots within 100 metres of the Dingley Freeway reservation

- Before certification of the subdivision plan under the Subdivision Act 1988, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority and VicRoads. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must show noise attenuation devices/works to protect the amenity of lots within 100 metres of the proposed Dingley Freeway having regard to the VicRoads Traffic Noise Reduction Policy and Australian Standard No. 3671.
- Before the statement of compliance is issued under the Subdivision Act 1988, the applicant must provide the noise attenuation works to the satisfaction of VicRoads. VicRoads may consent in writing to waive or postpone the requirements to construct noise attenuation devices/works.

- Each lot abutting the Dingley Freeway reservation must contain a building envelope setback at least 20 metres from the Dingley Freeway reservation or such other setback as approved by VicRoads.

Subdivision permit requirements

Applications to subdivide land for residential purposes must be accompanied by a Residents Information Kit that explains in plain english preferred tree planting lists, domestic animal responsibilities, water conservation, the role of urban wetlands, the sensitivity of re-constructed natural areas, energy efficient building requirements and restrictions on title to the land.

Applications to subdivide land to create new residential lots adjoining Hutton or Greens Road must have regard to the VicRoads Traffic Noise Reduction Policy.

An application to use or develop land for a sensitive use within 500 metres of an animal boarding use (including dog-related uses) existing on the approval date be accompanied by an acoustic report, prepared a relevant qualified consultant, demonstrating that the proposal will not prejudice the ongoing operation of the relevant animal boarding use.

3.0 Requirements for development plan

30/09/2010
C101

There must be only one Development Plan for the whole of the land to which this Schedule applies. The Development Plan must not exclude any parcels of land. The Development Plan must be generally in accordance with the Outline Development Plan forming part of this Schedule and contain:

Development principles

The following ‘development principles’:

- Create a network of wetlands, flora and fauna habitat corridors and generous areas of linked open space.
- Integrate the landscape/open space with the design and layout of the residential development.
- Create a sense of entry to the adjacent non-urban area.
- Protect and reintroduce indigenous vegetation.
- Enhance flood storage capacity.
- Improve urban storm water quality.

Public open space plan

A Public open space plan including:

- The location of public open space and drainage.
- Details of the function and maintenance of any wetland system during and between development stages.
- How remnant trees will be incorporated into the development and regrowth will be encouraged
- A Landscape Master Plan of open space and tree reserves detailing the extent of Melbourne Water’s responsibilities with wetlands/open water bodies and Council’s responsibilities within the open space.
- The incorporation of Water Sensitive Urban Design principles – Including water recycling infrastructure and use of treated water.
- A 10 metre wide combined verge/tree reserve along Chapel Road.
- A 7.5 - 8.7 metre wide combined verge/tree reserve on other roads or a reduced width where appropriate having regard to natural or physical features or subdivision design in the vicinity of the tree reserve.

- A 15 metre reserve at the eastern extent of the Residential 1 Zone except on that portion of the boundary between the southern end of Chandler Road and Greens Road, in which case the width of the reserve may be reduced to 5 metres.
- A public open space equalisation table that:
 - Identifies the proportion of each parcel of land which is to be provided for open space and/or drainage purposes.
 - states:
 - Where the area of land shown as Public Open Space on the Equalization Table is less than 16.7% in respect of any particular land parcel, the shortfall in the public open space contribution up to 16.7% must be paid in cash as a percentage of the site value of that land in the subdivision.
 - Where the area of land shown as Public Open Space on the Equalization Table exceeds 16.7% in respect of any particular land parcel, the owner of that land will be entitled to be reimbursed or credited by Council (at the owner's option) the site value of that land in the subdivision to the extent of the excess.
 - Provides for the offsetting of Public Open Space Contributions between stages where an owner owns land in more than one stage.
- Credit for open space must not be given or allowed for land which is not identified as open space in the approved Development Plan.
- The maximum credit to be provided in respect of any landholding must not exceed the amount specified in the Equalization Table forming part of the approved Development Plan.

Heritage and archaeological management plan

- A Heritage and archaeological management plan providing for Heritage and Archaeological sites, places and/or vegetation be appropriately identified, protected and incorporated into the development.

Traffic management plan

- A Traffic management plan addressing:
 - Existing conditions assessment: Operation of arterial and local road network, in both peak and off-peak periods, including the introduction into service of East Link and the Dandenong Southern By-Pass.
 - Internal road network plan identifying traffic volumes and internal road hierarchy.
 - Provision of public transport services and facilities.
 - Assessment of the level of traffic generated by the development and the impact on the surrounding road network.
 - Proposed parking provision or restrictions.
 - Traffic management and/or mitigation works required on the adjacent arterial and local road network.
 - Road capacity (including pedestrian network) improvements, including intersection treatments for all road connections to Chapel Road, Perry Road, Chandler Road, Hutton Road, Greens Road and Church Road (between Perry Road and Chandler Road).
 - Provision of signalized/improved intersection works if required to Chapel Road, Perry Road, Chandler Road, Hutton Road, Greens Road and Church Road (between Perry and Chandler Roads).
 - Implementation program for road and pedestrian improvement works to Chapel Road, Perry Road, Chandler Road, Hutton Road, Greens Road and Church Road (between Perry and Chandler Roads).

Neighbourhood activity centre plan

A Neighbourhood activity centre plan including:

- The proposed use and development of the land.
- Integration of retail, community and residential uses.
- Integration of the activity centre and public open space network planning.
- Community facilities co-located with the neighbourhood activity centre.
- Restriction of core retail activities to the north east corner and non-residential activities of a more car dependent nature to the north western corner of Chapel and Hutton Roads.
- Maximised active retail and community use frontages to public streets and thoroughfares and avoidance of the “enclosed box” style of shopping centre.
- A landscaped boulevard treatment along the frontages to Chapel and Hutton Roads.
- Car parking located to avoid visual dominance of streetscapes.
- Appropriate interface treatments and measures to protect the amenity of surrounding residential area. Consideration should be given to the configuration of uses, the location of plant and loading areas, operating hours, landscaping, and noise mitigation measures in addressing potential impacts on amenity.
- The relationship to the existing and proposed surrounding development including effective pedestrian and bicycle linkages.
- Access arrangements from adjoining arterial roads.
- The location of public spaces.
- The protection of River Red Gums.
- A landscape concept including paving materials and street furniture.
- Excellent public transport integration.
- Advertising signs design guidelines.
- Service areas for deliveries and waste disposal including access for larger vehicles that minimise amenity impacts on adjoining neighbourhoods.
- Effective management of stormwater consistent with the Stormwater Management Plan.

Environmental management plan

- An Environmental Management Plan (EMP) which shows as appropriate:
 - Goals and objectives of the EMP.
 - A Vegetation Management Plan that provides the details of management and rehabilitation of vegetation.
 - Measures to be taken to ensure disturbance to native flora and fauna is minimised, including the use of buffers.
 - Erosion and siltation control during construction.
 - Restricted access areas and methods of access restriction.
 - Method of protection of the reserve areas to be vested in Council until such time as the reserve area is developed.
 - Any other matters as required by the responsible authority in conjunction with the Department of Sustainability and Environment.

Stormwater management plan

- A Stormwater Management Plan including:
 - Construction and maintenance requirements for water bodies and wetlands.
 - Details of stormwater management measures.

- How development will comply with best practice environmental management or urban stormwater.
- Any other matters as required by the responsible authority and Melbourne Water.

Any modification to the Stormwater management plan or Environmental management plan component of the development plan must be to the satisfaction of Melbourne Water and Department of Sustainability and Environment.

4.0

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Where an amendment is proposed to a development plan

Where an amendment is proposed to an approved development plan the responsible authority must consider the effect of the amendment on the ability of Greater Dandenong City Council to fund payments under a proposed public open space equalization scheme.

Map 1 - Outline Development Plan

