

19/12/2013
C124

SCHEDULE 8 TO THE DEVELOPMENT PLAN OVERLAY

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

SPRINGVALE ROAD / CHELTENHAM ROAD COMMERCIAL GATEWAY

1.0

10/02/2011
C102

Requirement before a permit is granted

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

- For any building or works associated with the use of the land for agriculture.
- For extensions or alterations to an existing building or works.
- For subdivision of the land to realign boundaries or a subdivision, which does not create an additional lot.

2.0

10/02/2011
C102

Conditions and requirements for permits

A permit may include the following conditions or requirements, as appropriate to the application:

- A requirement for detailed landscape plans to the satisfaction of the responsible authority must be submitted showing details of tree planting generally in accordance with the Development Plan approved under this Overlay.
- A requirement for 3m wide tree planting (landscape strip) and a 3m high acoustic fencing at the interface with the residential properties to the south and east.

3.0

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Requirements for development plan

The development plan must comprise the following to the satisfaction of the responsible authority:

- Existing conditions.
- The size and dimensions of the land.
- Contours and levels of the site.
- The location of existing vegetation and proposed landscaping areas.
- Urban design guidelines indicating:
 - The location and the coverage of proposed buildings across the land.
 - Open space treatment.
 - Built form outcomes showing composition and transitions in building height, and articulation of building massing and frontages including details of materials and finishes.
 - Treatment of the interface with Haileybury Secondary College and residential land to the south and east.
 - Presentation of the development to Springvale and Cheltenham Road frontages including measures to achieve the 'gateway' role of the site.
 - Measures to avoid or minimise the negative visual impact of the car parking areas to the abutting roads and the other residential areas to the south and east.

- A Traffic Management Plan to the satisfaction of the responsible authority and VicRoads detailing:
 - Proposed circulation and access for vehicles, bicycle, pedestrians, the location and layout of all bicycle and car parking areas including dedicated pedestrian pathways from the parking area to the stores.
 - A Traffic Impact Assessment Report (TIAR) assessing the potential effects that a new development may have on the abutting road and the surrounding network to the satisfaction of the responsible authority and VicRoads detailing:
 - Performance objectives
 - Existing conditions
 - Proposed vehicle access arrangements
 - Traffic generation
 - Proposed parking and loading facilities
 - Base case-without proposed development
 - Post development analysis
 - Mitigation treatments
- The staging of development.
- An ESD plan indicating energy, water, waste, transport and other resources use and management throughout the development.
- An acoustic report detailing the acoustic measures required to protect the amenity of the adjoining residential uses and Haileybury Secondary College from noise impact in accordance with the State Environment Protection Policy (Control of Noise from Industry, Commerce and Trade) No. N-1.