

26/08/2010
C101

SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO2**

RAILWAY SITE DEVELOPMENT PLAN

1.0 Requirement before a permit is granted

17/07/2008
C76

A permit may be granted for use or to construct a building or carry out works before the Railway Site Development Plan has been prepared and approved.

2.0 Conditions and requirements for permits

17/07/2008
C76

Before deciding on an application to use or develop the land the Responsible Authority must consider:

- whether the proposed use or development is in accordance with the purposes of the zone;
- whether the use or development is generally in accordance with the requirements of the Railway Site Development Plan.

3.0 Requirements for development plan

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The Railway Site Development Plan should show:-

- A building:-
 - with a maximum height of 150 metres (to Australian Height Datum). Parapets, rooftop plant and equipment may protrude above this height limit.
 - with a minimum of two basement levels of on-site car parking.
 - design of architectural significance that achieves high quality visual character and interest within the streetscape by use of architectural features, fenestration, scale, materials, and design elements that displays a significant level of vertical articulation to its built form.
 - that is designed to be resource and energy efficient using best practice Ecologically Sustainable Design (ESD) and Green Building Design principles.
 - that provides by design, options that encourage use of the adjacent footpaths for outdoor dining.
 - that provides active street frontages to all abutting streets, vista/gateway to the railway station and pedestrian access ways at ground level.
- Land use details for all areas of the building.
- Pedestrian access linking the Glen Waverley Railway Station to the proposed Pedestrian Plaza to the east of Kingsway via an arcade or arcades. Pedestrian links must satisfy the design requirements for access by persons with limited ability.
- Details for the provision of car parking for each land use component. Car parking for all residential land uses must be provided on site. Up to a maximum of 120 car spaces may be provided off-site subject to agreement with the Responsible Authority.
- Details of loading bays and waste management facilities.
- Details of bicycle storage facilities.

MONASH PLANNING SCHEME

The development plan may be approved in stages and may be amended from time to time to the satisfaction of the Responsible Authority.