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SCHEDULE 13 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO13**.

56 KINGLOCH PARADE, WANTIRNA

The Development Plan is intended to provide for the coordinated development of the land and to ensure that development is responsive to surrounding land uses.

1.0 Requirement before a permit is granted

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A permit may be granted before a development plan has been approved provided the responsible authority is satisfied that it will not prejudice the future use and development of the land.

2.0 Conditions and requirements for permits

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Except for a permit granted before a development plan has been approved in accordance with Clause 1.0 of this Schedule, a permit must contain the following conditions:

- A construction management plan must be submitted to and approved by the responsible authority.
- All works conducted on the land must be in accordance with the approved construction management plan.

3.0 Requirements for development plan

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The development plan must be prepared for the whole site.

Development plan objectives

In preparing a development plan or an amendment to a development plan, the following should be achieved:

- A range of dwelling types, as appropriate, to cater for a variety of housing needs.
- Provide for dwelling setbacks to Kingloch Parade and Greenlow Avenue, and a building design response that respects the built form rhythm of the existing streetscape.
- Protection of the amenity of adjoining sites by providing for a maximum of 2 storey built form immediately adjacent to or opposite any existing single or double storey residential development.
- Internal amenity for future residents.
- Identification and protection of any significant vegetation along the property boundaries as appropriate.
- Sustainable design features to address water management, solar access and energy saving initiatives, to deliver lower housing costs for future residents.

The development plan may consist of a plan and/or other documents.

Development plan components

A development plan must include the following requirements to the satisfaction of the responsible authority:

KNOX PLANNING SCHEME

- An existing conditions plan showing the key attributes of the land, its context, the surrounding area and its relationship with existing and/or proposed uses on adjoining land.
- Concept plans for the layout of the site which show:
 - Proposed lot layout and vehicle access locations.
 - Proposed earthworks and levels for future development.
 - A mix of dwelling sizes to provide for a diversity of housing.
 - Tree protection zones and appropriate integration of any significant vegetation to be retained (where relevant) with the future development.
 - Stormwater and drainage management treatments including any water sensitive design, or integrated water management elements.
- How the layout pattern and proposed development response to the site analysis and treats residential interfaces.
- A traffic management report prepared by a suitably qualified person(s), which identifies, as relevant:
 - Indicative access arrangements for vehicles, cyclists and pedestrians.
 - Recommendations for any traffic management measures.
- An arboricultural assessment of any significant vegetation on the land.
- A landscape plan for the site.
- Details of how the proposal will demonstrate best practice environmentally sustainable design principles.

The development plan for any part of the development area may be amended from time to time to the satisfaction of the responsible authority.

The responsible authority may waive the need to provide any of the information detailed above that is not relevant to a particular part of a Development Plan.