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Proposed C199king

SCHEDULE 8 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

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

FORMER KINGSWOOD GOLF COURSE

1.0 Objectives

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Proposed C199king

None specified.

2.0 Requirement before a permit is granted

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A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority.

3.0 Conditions and requirements for permits

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Proposed C199king

Application requirements

The following application requirements apply to an application to use or subdivide land, construct a building or construct or carry out works, and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A report that demonstrates that the proposal is generally in accordance with the approved development plan; and
- An Arborist Report that assesses the retention value of all trees on the land, their health, life expectancy and contribution to the landscape.

4.0 Requirements for development plan

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A Development Plan must be generally in accordance with the Framework Plan at Map 1 of this Schedule to the satisfaction of the responsible authority.

A development plan must include the following requirements:

- promote a range of dwelling densities and housing types to meet existing and future housing needs including affordable housing;
- provide guidance on acoustic design treatments that address the impact of aircraft noise;
- incorporate recognised and proven sustainable design measures to aid in the reduction of energy and water consumption, the generation of waste and greenhouse emissions;
- promote a high quality architectural response and development that avoids visually dominant buildings through well articulated facades, varied setbacks and natural or recessive materials and colours;
- provide for appropriate interface treatments to dwellings on adjoining land;
- provide required physical open space and social infrastructure to service the needs of future residents;
- provide linkages to existing adjoining public open spaces;
- identify cultural heritage and ecological site values as appropriate;
- identify servicing and infrastructure constraints as appropriate;
- identify environmental land contamination constraints as appropriate;
- provide subdivision and development in areas that will have limited adverse impact on existing environmental values;
- provide a road network design that encourages safe and efficient neighbourhood level traffic;

- provide for primary vehicle access to the land from Centre Dandenong Road and Spring Road; and
- provide pedestrian and bicycle networks into and throughout the site.

If a Development Plan is prepared for part of the land or for a stage of the development, the responsible authority must be satisfied that its approval will not prejudice future use and development of the land in accordance with the development plan requirements specified in this schedule.

Map 1 to Schedule 8 to Clause 43.04

