

02/06/2011
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SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY

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

VIRGINIA PARK ~~BUSINESS CENTRE~~ ESTATE

East Boundary Road, East Bentleigh

1.0

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REQUIREMENT BEFORE A PERMIT IS GRANTED

A permit may be granted before a development plan has been approved for the following:

- An extension or alteration to an existing building where the extension or alteration comprises an area not greater than 20% of the area of that existing building;
- Early works including but not limited to temporary sheds or structures for construction purposes, bulk excavation, site preparation, retention works and piling; and
- Car parking if it is to be shared car parking servicing the broader estate.

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Conditions and requirements for permits

A permit must include conditions or requirements in relation to the following matters (as appropriate):

- the management and staging of the construction program;
- the storage and collection of waste;
- how it is proposed to deal with any specific operational requirements that arise from the nature of the development;
- the provision of infrastructure as described in an Infrastructure Plan or report forming part of the approved development plan;
- the implementation of the recommendations or requirements set out in the approved development plan; and
- the continuing compliance and observance of any conditions set out in any Statement of Environment Audit issued by an environmental auditor appointed under the Environment Protection Act 1970 and made in accordance with Part IXD of that Act; and
- that upon the subdivision of the land, the owner must make a monetary public open space contribution to Council as follows:
 - 5.7% of the site value of the land which is contained within the Virginia Park Estate.

A permit must, through the endorsement of plans or the inclusion of conditions on the permit, ensure that:

- the development of the land is generally in accordance with the Design Objectives set out in clause 4 in this schedule.
- the Integrated Transport Plan prepared as part of the development plan is given effect to.

3.0 Requirements for development plan

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A development plan must be generally in accordance with the precinct plan forming part of this schedule and give effect to the Design Objectives set out in clause 4.0 of this schedule.

A development plan may be prepared in stages provided that each stage is in respect of at least an entire precinct as identified in the Precinct Plan in Map 1 in this schedule.

A development plan must be accompanied by an assessment demonstrating how the development plan gives effect to the Design Objectives as they apply to the land subject of the development plan.

Content of a Development Plan

A development plan must include:

- a Site Analysis Plan;
- an Overall Layout Plan;
- a Traffic, Parking and Access Report;
- an Integrated Transport Plan;
- a Landscape Concept Plan;
- Building Plans;
- Drainage Plan;
- Environmentally Sustainable Development Report; and
- an Infrastructure Plan.

The Traffic, Parking and Access Report, Integrated Transport Plan, Drainage Plan and Infrastructure Plan included in the first development plan prepared and approved pursuant to this schedule must relate to the whole of the land subject to this schedule.

Any Traffic, Parking and Access Report, Integrated Transport Plan, Drainage Plan and Infrastructure Plan submitted subsequently need only relate to the land subject of that development plan but the contents of the plans must be consistent with those approved as part of the first development plan.

Site Analysis Plan

The site analysis plan should show:

- existing conditions;
- the boundaries and dimensions of the site;
- existing buildings to be retained/demolished;
- topography with levels to AHD;
- adjoining buildings and roads;
- the location and height of all existing buildings on the land;
- the location of existing services, easements/other encumbrances on the land; ~~and~~
- the location of existing parking and allocation of parking spaces that currently exists on site; and
- the location of private open space of adjoining properties.

Overall Layout Plan

The Overall Layout Plan should show:

- the indicative location and height of all proposed buildings and works, including the relevant ground levels and building heights to Australian Height Datum (AHD);
- the intended future use/s of each building and the floor area (sqm) of each use in each building;
- all ingress and egress points to the site for vehicles and pedestrians;
- internal road, cycle and pedestrian path networks;
- the preferred overall built form for each of the precincts;
- indicative shadow diagrams detailing existing and proposed shadows based on maximum proposed building envelopes at 9am, 12noon and 3pm at the 22 September equinox;
- preferred design and interface treatments to adjoining parklands and residential land; ~~and~~
- connections through the site to the surrounding road network, public transport network and parkland; and
- the location of convenience retail facilities to be provided on site.

The Overall Layout Plan must show:

- a linking open space connection (clear of any shared road networks) of approximately 20 metres wide connecting the Marlborough Road Reserve and the Virginia Park Reserve. The open space link must also include 1 Barrington Street, Bentleigh East. The link must be to the satisfaction of the Responsible Authority and must be shown on any development plan approved under this schedule. The link must be created as a part of the development of the land within which the link is located; and;
- any access which is proposed from Barrington Street to the future residential development, which has disconnected from the Virginia Park Estate as a result of the link, must be to the satisfaction of the Responsible Authority.

Traffic, Parking and Access Report

The traffic report should:

- include a broad assessment of the likely traffic impacts associated with the proposed development;
- outline the general traffic management works which may be necessary to accommodate the predicted traffic generated by the development;
- provide an assessment of the proposed car parking provision including suitability of scale, location and capacity to service likely car parking generation
- include a circulation, parking and access plan showing:
 - the indicative number and layout of all carparking spaces and access lanes and car parking zones where carparking is shared;
 - a description of the uses and floor area (sqm) which the relevant car parking areas are intended to serve;
 - the indicative layout of loading zones including likely access arrangements;
 - a description of the uses which each loading zone is intended to serve;
 - the indicative number and location of all bicycle parking and associated facilities;
 - the opportunities for safe and efficient pedestrian and cyclist routes to, from and within the site.

Integrated Transport Plan

- An Integrated Transport Plan must be prepared ~~in accordance with the Department of Transport advisory note entitled “Integrated Transport Plans~~ to the satisfaction of the responsible authority.”

Landscaping Concept Plan

The Landscape Concept Plan should:

- show all existing vegetation to be retained and/or removed;
- include details of protection and management requirements for any significant vegetation to be retained during the construction phase;
- incorporate pedestrian links to adjoining parkland;
- include landscape buffer treatments to adjoining residential land and parkland to soften the appearance of buildings, roads and car parking areas. To accommodate large trees with spreading crowns, the following setbacks (incorporating any pedestrian paths if appropriate) should be provided:
 - West boundary (East Boundary Road Precinct): ~~8~~ 6m landscape setback.
 - South boundary (Virginia Park Precinct): 5m landscape setback
 - East boundary (Third Avenue Precinct): 5m landscape setback for a 4 storey building from a public open space, or 5m landscape setback for a 3 storey building from interface with any residential use;
- incorporate the retention of existing landscaping where appropriate;
- improve the amenity and appearance of internal access roads;
- improve the amenity and appearance of the East Boundary Road frontage;
- detail landscaping concepts for all individual buildings;
- incorporate landscaping of the principal vehicular accessways within the site.

Built Form Plans

The built form plans should:

- include details of three dimensional building envelopes, including details of building locations, maximum heights to Australian Height Datum, scale and massing, and showing floor space areas;
- include indicative elevations and urban design treatments of the interfaces to:
 - East Boundary Road;
 - Virginia Park; and
 - the residential properties to the east.
- identify opportunities for the use of good quality materials and finishes appropriate for the land uses;
- incorporate measures to enhance the urban design character of the site;
- include principles to address any potential scale bulk and overshadowing amenity impacts to adjacent parkland;
- provide for visual surveillance where proposed development interfaces with adjacent parkland;
- identify opportunities for creating pedestrian links to adjacent parkland.

Ecologically Sustainable Development Report

The Ecologically Sustainable Development Report should address the following:

- water sensitive urban design principles that address the quality of stormwater leaving the site and entering Council's drainage system.
- design principles to minimise the energy use of proposed buildings and works;
- design principles to minimise water usage within buildings on the site.

Infrastructure Plan

The Infrastructure Plan should identify all works, services and facilities that are required as a result of the development, including but not limited to road and traffic works, drainage (to ensure that the rate of stormwater discharged from the site is kept to existing pre-development levels), landscaping and improvements to the public realm adjacent to the land.

4.0

Overall site and Precinct design objectives

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PRECINCT	DESIGN OBJECTIVES
All Precincts	<ul style="list-style-type: none"> ▪ Achieve an office-park setting <u>integrated mixed use development</u> with freestanding buildings in a landscaped setting including trees with spreading canopies, and incorporating measures to soften the appearance of at grade car parking, while recognising opportunities for existing and ongoing industrial-commercial development and activity employment. ▪ New buildings should have a fine-grained architectural form, avoid blank walls, be designed to address the principal street frontage and respond sensitively to residential land and parkland. ▪ Development should generally have a consistent setback from the internal vehicular accessways to reinforce the alignment of the accessways and to provide visual continuity. ▪ Achieve visual consistency in terms of massing of buildings ▪ Buildings and signage should be integrated and a consistent approach taken to the design and placement of signage. ▪ Support a transition over time from industrial to office, research <u>residential</u> and development and knowledge related commercial land uses. ▪ <u>Achieve a high quality pedestrian realm.</u> ▪ <u>Provide a high quality open space link connecting the Marlborough Road Reserve and the Virginia Park Reserve.</u> ▪ Provide opportunities for outdoor seating and passive recreation within the site.
East Boundary Road Precinct	<ul style="list-style-type: none"> ▪ Building envelopes of 4 storeys in height plus basement car parking. ▪ Encourage high quality design to mark and address the primary Business Park frontage to East Boundary Road. ▪ Achieve active frontages for all buildings at key interfaces and ensure that the site has a good address to the public

PRECINCT	DESIGN OBJECTIVES
	<p>realm and clear and distinctive entrances.</p> <ul style="list-style-type: none"> ▪ Pedestrian entries should be clearly visible from the public domain. ▪ Encourage additional landscaping and high quality business identification signage where possible.
Central Precinct	<ul style="list-style-type: none"> ▪ Building envelopes of 8 to 10 storeys in height. ▪ Encourage the efficient use of land to strengthen viability of the commercial uses <u>business centre</u>. ▪ Concentrate higher forms of development centrally within the site to minimise any visual bulk impacts to surrounding land uses outside the business centre <u>Virginia Park Estate</u>. ▪ Encourage clustering of retail, recreation and convenience uses to service the day time population of the site. ▪ For retail and convenience uses, design techniques should provide an activated setting at a pedestrian scale. ▪ Built form to integrate with surrounding development.
Virginia Park Precinct	<ul style="list-style-type: none"> ▪ Take advantage of lower site levels to achieve building heights ranging from 4 storeys to 8 storeys in height. ▪ Encourage opportunities for building heights to graduate in height from 4 storeys at Virginia Reserve interface to 8 storeys where sited within the transitional height zone (northern portion of the precinct) shown on the precinct plan forming part of this schedule. ▪ Appropriate building setbacks and landscape treatments to ensure development responds appropriately to the Virginia Reserve interface. ▪ Encourage opportunities for natural surveillance over the adjacent public land. ▪ Built form to integrate with development in the central precinct.
Third Avenue Precinct	<ul style="list-style-type: none"> ▪ Building envelopes of between 3 and 6 storeys in height. ▪ Encourage opportunities for building heights to graduate from 3 storeys to any residential site to 6 storeys where sited within the transitional height zone (western portion of the precinct) shown on the attached plan. ▪ Appropriate building setbacks and landscape buffers to ensure development does not visually overwhelm the interfaces with adjoining residential, parkland and recreation uses. ▪ Development that allows for natural surveillance over adjacent public land.

PRECINCT	DESIGN OBJECTIVES
	<ul style="list-style-type: none"> ▪ Built form to integrate with development in the central precinct. ▪ Restrict new vehicular access to the residential area to the east to emergency/maintenance vehicles to maintain the amenity of that residential area.
North Entry Precinct	<ul style="list-style-type: none"> ▪ Encourage potential for office development to be sited above car parking. ▪ Building envelopes of 3 to 4 storeys in height. ▪ A high quality landscaped setting to enhance the key entry into the site from East Boundary Road. ▪ Encourage opportunities to provide car parking to service the leisure and recreation facilities, visitors and employees connected with other uses within the business park Virginia Park Estate.

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Before deciding to approve a development plan the responsible authority should display the plan for public comment.

Notice of the development plan must be given to the owners and occupiers of all other land subject to this Development Plan Overlay and Melbourne Water, VicRoads and the owners and occupiers of adjoining residential land.

A development plan must be displayed or further information required within 28 days after the plan is received by the responsible authority. The plan must be displayed within 14 days of satisfactory further information being received.

The development plan must be displayed for at least 14 days but no longer than 28 days.

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Prior to approval of a development plan, the owner must enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987 under which it agrees to provide all works, services and facilities constituting the infrastructure and development as outlined in the Infrastructure Plan to be approved by the responsible authority by an agreed date, to the satisfaction of the responsible authority. The agreement may provide, to the satisfaction of the responsible authority:

- that certain works may be carried out on a staged precinct basis where works relate directly to the stage being developed; and
- that monetary contribution may be paid to Council in lieu of works.

MAP 1 – VIRGINIA PARK **BUSINESS CENTRE** ESTATE –PRECINCT PLAN

VIRGINIA PARK BUSINESS CENTRE SUB-PRECINCTS

