

DEVELOPMENT PLAN

80 COLEMANS RD
DANDENONG SOUTH

FOR: PATVILLE CONSTRUCTIONS PTY.LTD.

4 MARCH 2010

1.0 SITE FILL AND EXCAVATION REPORT

2.0 ENVIRONMENTAL MANAGEMENT REPORT

3.0 HERITAGE ASSESSMENT REPORT

4.0 STORMWATER MANAGEMENT REPORT

DP – 01 DEVELOPMENT PLAN – INCLUDING SURROUNDING AREA (MACRO)

DP – 02 DEVELOPMENT PLAN (MICRO)

DP – 03 CONCEPT LANDSCAPE PLAN

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The information must not be used for any other purpose.

PREPARED BY:

MELBOURNE CITY DESIGNS

Pursuant to Clause 43.04 Schedule 6 of the Greater Dandenong Planning Scheme this is a copy of the Development Plan for part of the land defined as DPO6 and particularly with reference to the Lyndhurst Precinct. This Dandenong South Industrial Site Development Plan (No. 4) has been prepared to the satisfaction of the Responsible Authority. Once the Development Plan has been approved by Council, Council retains the sole right to amend the Development Plan.

Signed  11 May 2010
by Manager Planning and Design
City of Greater Dandenong

1.0 FILL AND EXCAVATION

Filling and excavation of the site will be in accordance with Melbourne Water requirements for buildings to be above the 1 in 100 year floor incident plus 300mm freeboard.

Due to the flat topography minimum cut for the construction of Arbor Drive and Urber Place will be lightly spread over the development land. Revision D 04.03.10 (Sheet DP-02 Refers)

2.0 ENVIRONMENTAL MANAGEMENT PLAN

Environmental objectives

- To minimise the environmental impact within the site
- To maximise industrial usage of areas of low environmental sensitivity noting existing trees
- To ensure compliance with all relevant authorities' environmental guidelines and policies inclusive of native vegetation as reflected in Dandenong South Native Vegetation Plan January 2009.

Landscaping measures for Areas of Environmental Significance

Landscaping will reflect the existing vegetation types (where applicable) in combination with cluster of high profile indigenous / native tree species planted in native tree beds. Revision D 04.03.10 (Sheet DP-02 Refers)

Erosion and Siltation Control during Construction

Relevant responsible authority development guidelines controlling potential erosion and siltation issues shall be complied with at all times during construction.

A construction EMP shall be approved by the responsible authority prior to commencement of any works on the site.

Requirements of the Dandenong South Native Vegetation Precinct Plan 2009

Native vegetation areas where shown reflect City of Greater Dandenong Dandenong South Vegetation Precinct Plan 2009. Revision D 04.03.10 (Sheet DP-02 Refers)

3.0 HERITAGE ASSESSMENT REPORT

Andrew Murphy Heritage Consultant has been briefed to act hereinafter.

04.03.10

4.0 STORMWATER MANAGEMENT PLAN

Construction and Maintenance Requirements for Water Bodies and Wetlands

Not Applicable

Details of Stormwater Management Measures

The development must attempt to minimise water usage, maximising recycling, reducing waste and protecting the environment. The development will take on the key principles mentioned in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999) which area to:

Protect natural systems – *protect and enhance natural water systems within urban developments. Promoting and protecting natural waterways as assets allows them to function more effectively and supports the ecosystems that rely on them.*

Integrate Stormwater treatment into the landscape – *use stormwater in the landscape by incorporation multiple use corridors that maximise the visual and recreational amenity of developments. The natural stormwater drainage system can be utilised for its aesthetic qualities within parklands and walking paths, making use of natural topography such as creek lines and ponding areas.*

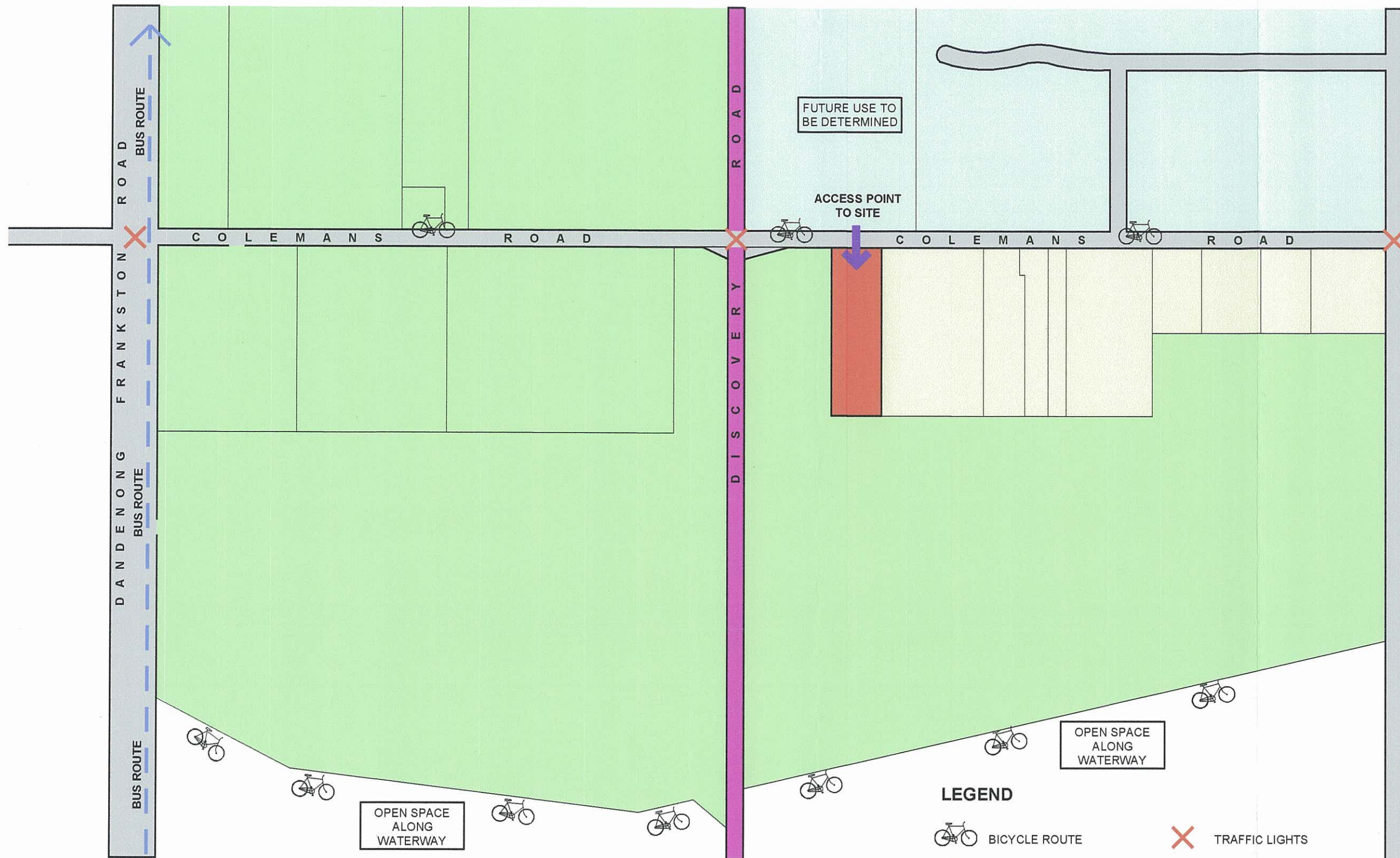
Protect water quality – *Improve the quality of water drainage from urban development into receiving environment, through filtration and retention, water drainage from urban development's can be treated to remove pollutants close to their source. This approach reduces the effect that polluted water can have upon the environment and protects the natural waterways.*

Reduce runoff and peak flows – *reduce peak flows from urban development by local detention measures and minimising impervious areas. Local detention and retention enables effective land use for flood mitigation by utilising numerous storage points in contrast to the current practice of utilisation of large retarding basins. This approach subsequently reduces the infrastructure required downstream to effectively drain urban developments during rainfall events.*

Add value while minimising development costs – *minimise the drainage infrastructure cost of the development. The reduction of downstream drainage infrastructure due to reduce peak flows and runoff minimises the development costs for drainage, whilst enhancing natural features such as rivers and lakes that add value to the properties of the area.*










How Development will comply with Best Practice Environmental Management of Urban Stormwater

All development will exemplify to Melbourne Water Corporation and the City of Greater Dandenong the water sensitive urban design used to address the key principles of the Details of Stormwater Management Measures.



NOTE:
PEDESTRIAN NETWORK
ALONG ALL ROADS AND WATER
WAY OPEN SPACE OF OTHERS

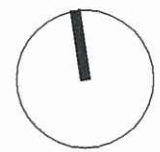
LEGEND

-  BICYCLE ROUTE
-  TRAFFIC LIGHTS
-  SITE ACCESS POINT
-  FUTURE ROAD
-  BUS ROUTE
-  INTERFACE LAND
-  INTERFACE LAND
-  DEVELOPMENT SITE
-  INTERFACE LAND

**BOUTIQUE OFFICE /
WAREHOUSE COMPLEX**
"729"

LAND:
80 COLEMANS ROAD
DANDENONG SOUTH
VICTORIA

PERMIT APPLICANT:
PATVILLE
CONSTRUCTIONS PTY LTD



DRAWING TITLE: DEVELOPMENT PLAN (MACRO)	
PROJECT NO:	SCALE: 1:5000
DATE: 04.03.10	PLOT DATE: 04.03.10
DRAWN: ES	DRAWING NO:
REVISION NO: D	SHEET NO: DP - 01

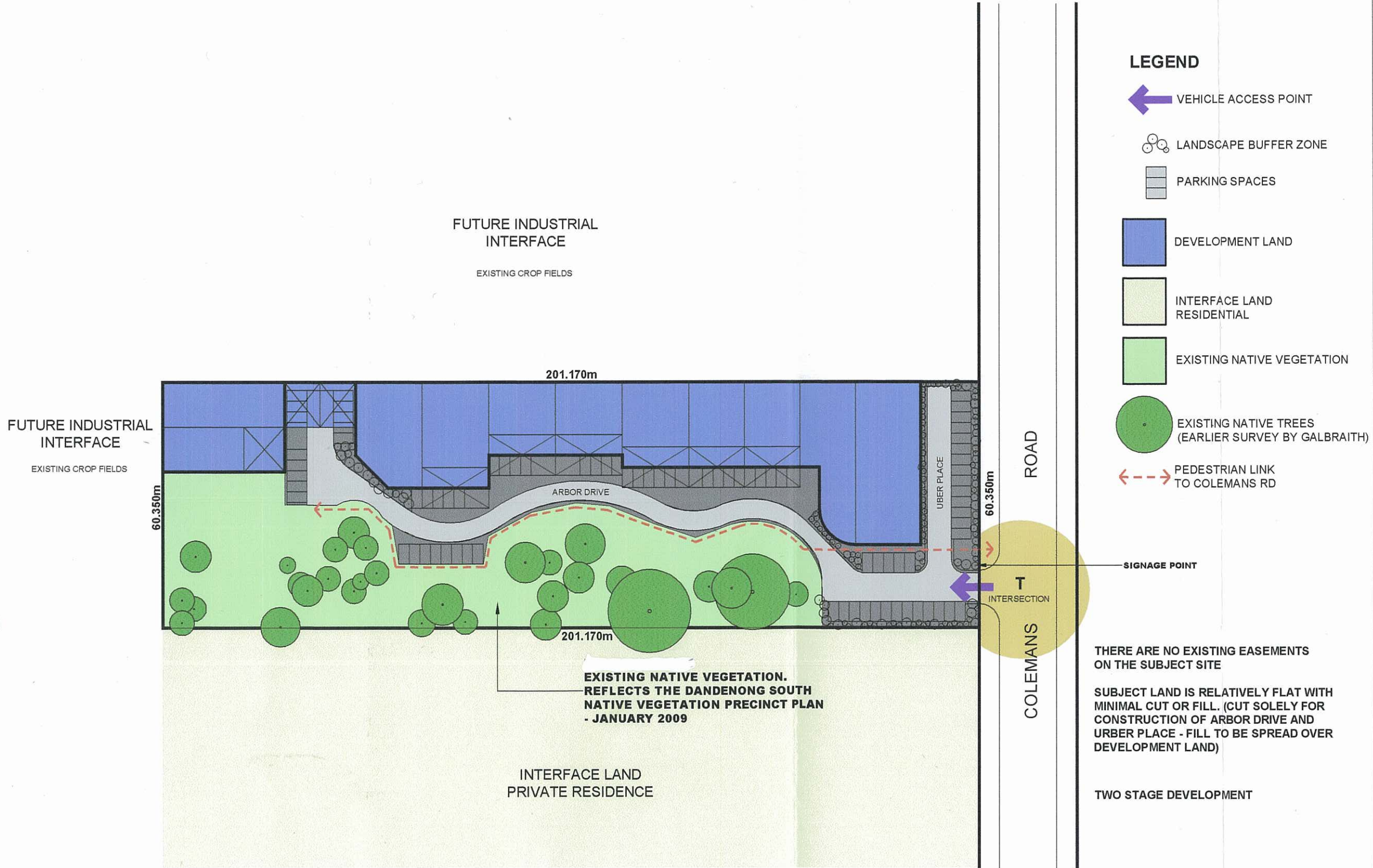
DEVELOPMENT PLAN - SURROUNDING AREA
SCALE 1:5000

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THERE ARE NO EXISTING EASEMENTS ON THE SUBJECT SITE

SUBJECT LAND IS RELATIVELY FLAT WITH MINIMAL CUT OR FILL. (CUT SOLELY FOR CONSTRUCTION OF ARBOR DRIVE AND UBER PLACE - FILL TO BE SPREAD OVER DEVELOPMENT LAND)

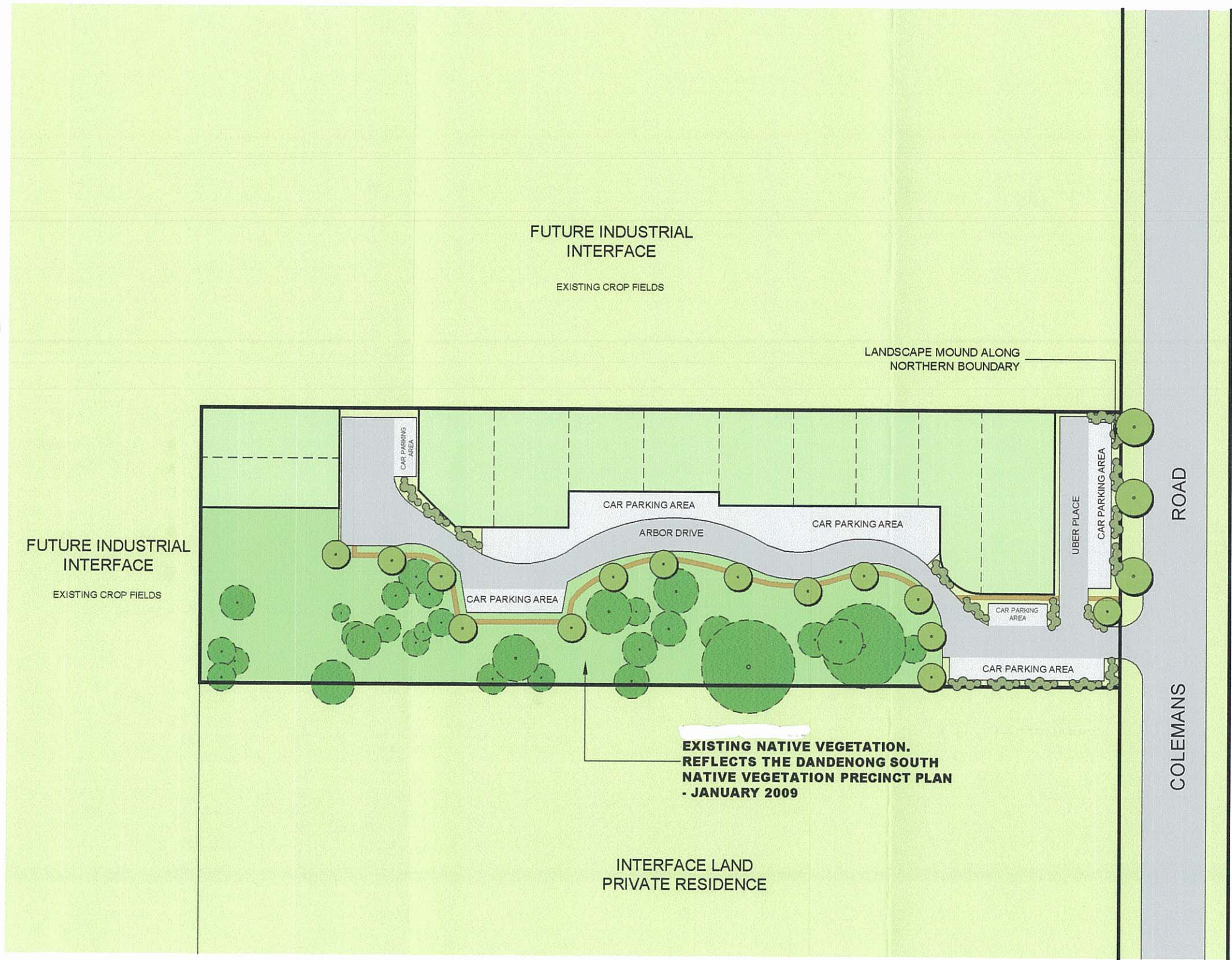
TWO STAGE DEVELOPMENT

DEVELOPMENT PLAN







SCALE 1:1000

DRAWING TITLE: DEVELOPMENT PLAN (MICRO)	
PROJECT NO:	SCALE: 1:1000
DATE: 04.03.10	PLOT DATE: 04.03.10
DRAWN: ES	DRAWING NO:
REVISION NO: D	SHEET NO: DP - 02

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LEGEND

-  WAREHOUSE LAND
-  PEDESTRIAN PATH NETWORK
-  EXISTING NATIVE VEGETATION
-  EXISTING TREES IN THE DANDENONG SOUTH NATIVE VEGETATION PRECINCT PLAN, JAN 2009 (GALBRAITH) REFLECTING EXISTING VEGETATION TYPES. (WHERE APPLICABLE)
-  GENERAL SITINGS OF NATIVE TREE SPECIES AS PER DANDENONG CITY COUNCIL RECOMMENDATIONS
-  CLUSTER OF HIGH PROFILE INDIGENOUS/ NATIVE TREE SPECIES PLANTED IN NATIVE SHRUB BEDS

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LAND:
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VICTORIA

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DRAWING TITLE: CONCEPT LANDSCAPE PLAN	
PROJECT NO:	SCALE: 1:1000
DATE: 04.03.10	PLOT DATE: 04.03.10
DRAWN: ES	DRAWING NO:
REVISION NO: D	SHEET NO: DP - 03

CONCEPT LANDSCAPE PLAN
SCALE 1:1000

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