

DEVELOPMENT PLAN DECISION GUIDELINES

11.0 Decision Guidelines

Before deciding on an application for a permit or the approval of a development plan, in addition to the decision guidelines in Clause 65, the Responsible Authority must consider, as appropriate:

- The objectives of the zone and this schedule.
- The Incorporated Plan.
- Any relevant approved development plan.
- The impact of traffic generated by a proposal in respect of one precinct in the context of the likely traffic generated by the development of other precincts and the Monash University Western Precinct Development Area and whether it is likely to require special traffic management or control works in the neighbourhood.
- The interim treatment, use and management of those parts of the land not required for the proposed use.
- The staging of development.
- The provision of affordable housing in the form of social housing as defined by the metropolitan planning strategy.
- Provision for vehicles providing for supplies, waste removal and emergency services and public transport.
- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services, and public transport.
- The provision of car parking and in particular consolidation of parking for retail use in conjunction with the development of any supermarket.
- The relationship to adjoining zones, including the relationship with residential areas, and in particular No. 3 Normanby Road while it remains in individual residential use.
- The drainage of the land.
- The availability of and connection to services.
- The provision made for the storage of rubbish and materials for recycling.
- The proposed management arrangements for the maintenance of buildings, landscaping and paved areas.
- The design of buildings in response to Environmentally Sustainable Design principles.
- The design of buildings and public spaces in response to Crime Prevention Through Environmental Design (CPTED) principles.
- The design of the proposed buildings, their relationship to the streetscape and surrounding development and uses. This includes the design of weather protection, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road, surrounding development and uses.
- The provision and location of public space and community facilities.
- The integration between existing and proposed uses.
- Clause 22.09 Student Housing Policy.