

DPO 11 – 21-23 LOXWOOD AVENUE KEYSBOROUGH DEVELOPMENT PLAN:

1. ORIGINAL DEVELOPMENT PLAN APPROVED 8 FEBRUARY 2019
2. ADDENDUM 1 – APPROVED 8 NOVEMBER 2021

PLEASE NOTE THAT THE ORIGINAL DEVELOPMENT PLAN SHOULD BE READ IN CONJUNCTION WITH ALL APPROVED ADDENDUMS

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TOWNHOUSE DEVELOPMENT

21-23 LOXWOOD AVENUE, KEYSBOROUGH

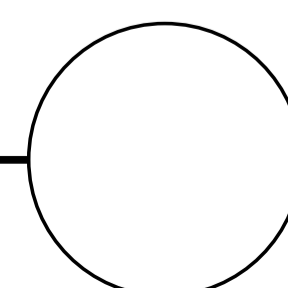
"DEVELOPMENT PLAN"

SHEET NO.	SHEET NAME
DP01	SITE LOCATION PLAN
DP02	SITE ANALYSIS AND NEIGHBOURHOOD DESCRIPTION
DP03	SITE ANALYSIS PLAN
DP04	URBAN CONTEXT ANALYSIS RESPONSE
DP05	DEVELOPMENT CONCEPT PLAN
DP06	DEVELOPMENT CONCEPT- SCHEDULE & INDICATIVE SECTIONS
DP07	DEVELOPMENT CONCEPT_DESIGN TREATMENT
DP08	DEVELOPMENT PLAN_URBAN DESIGN CONSIDERATIONS
DP09	INDICATIVE SUBDIVISION LAYOUT

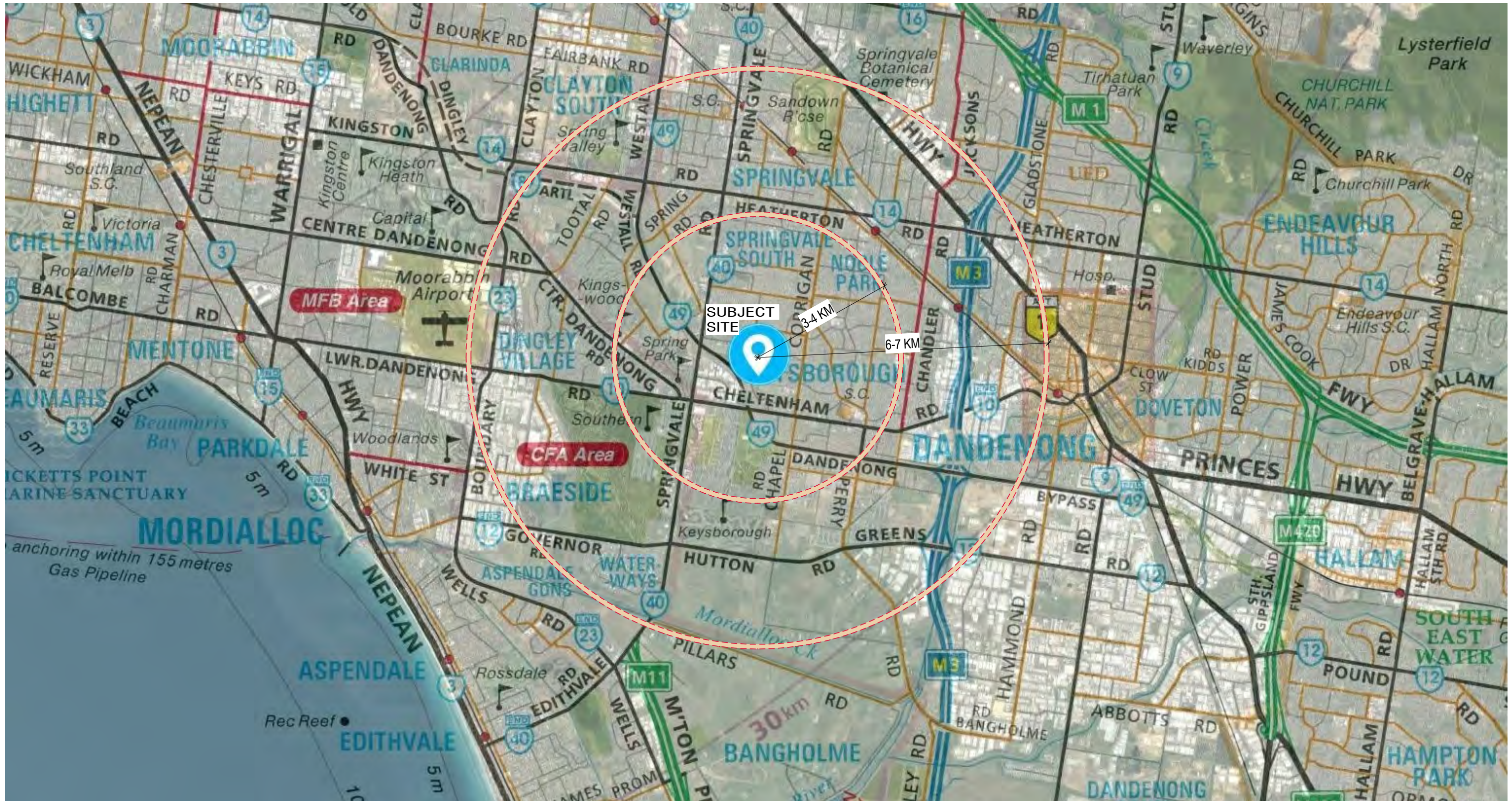
PLANNING & ENVIRONMENT ACT 1987
 GREATER DANDENONG PLANNING SCHEME
 Pursuant to Clause 43.04, Schedule 11 of the Greater Dandenong Planning Scheme,
 this is a copy of the Development Plan for the land defined as
 21-23 Loxwood Avenue, Keysborough.
 This Development Plan PLNSM17/0003 has been prepared to the satisfaction
 of the Responsible Authority. Once the Development Plan has been approved by
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 Council Delegate: Brett Jackson, Manager - Planning & Design
 Date: 08/02/2019 Total pages: 11
 Greater Dandenong City Council

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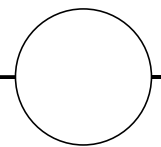
REV	DESCRIPTION	DRN	CHK	DATE
A	COUNCIL TP SUBMISSION	DJ	EG	14.06.17
B	VCAT SUBMISSION	AS	EG	27.02.18



PROJECT	TITLE	DRAWN	SCALE	PLOT DATE	JOB No.
TOWNHOUSE DEVELOPMENT 21-23 LOXWOOD AVENUE, KEYSBOROUGH	DEVELOPMENT PLAN	Author	@ A1	11/07/2018 9:12:25 AM	776
				DWG No	REVISION
				CS00	B



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PEDESTRIAN ACCESS TO PUBLIC TRANSPORT - - - - -
 VEHICLE/PEDESTRIAN ACCESS TO THE SITE - - - - -

BUS STOP
 BEAUVORNO AVE
 0.6KM

OFFICEWORKS
 1.3KM

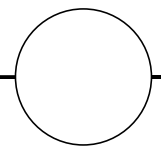
BUNNINGS, KEYSBOROUGH
 1.9KM

NOBLE PARK TRAIN STATION
 4.3KM

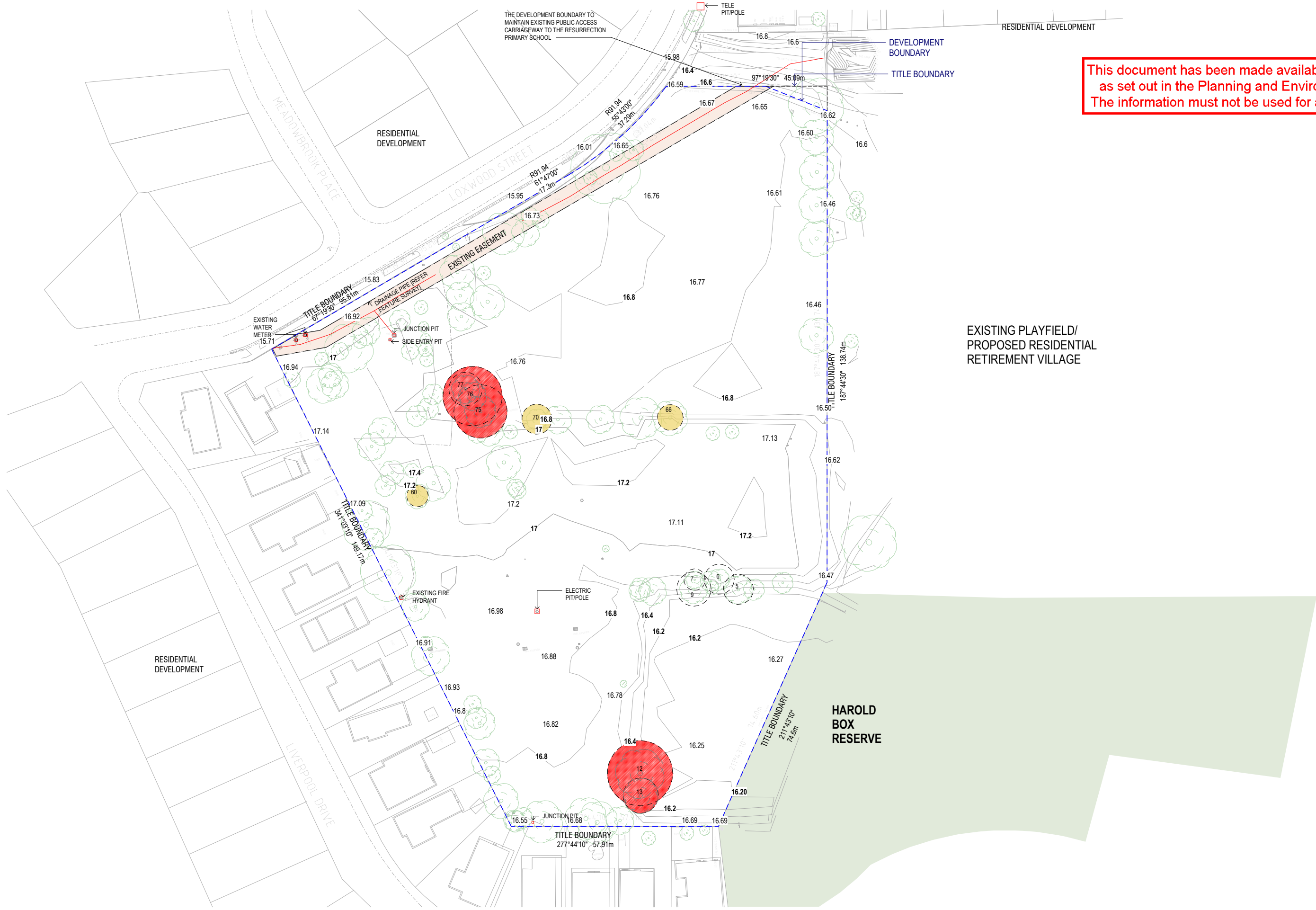
MOORABBIN AIRPORT
 7.7KM

PROJECT	RESURRECTION PRIMARY SCHOOL	SCALE	PLOT DATE	JOB No.
TOWNHOUSE DEVELOPMENT 21-23 LOXWOOD AVENUE, KEYSBOROUGH	1.2KM ALYSIS AND NEIGHBOURHOOD RESURRECTION CHURCH 1.0KM	DJ NTS	3/07/2018 10:41:11 AM	776
			DWG No. REVISION	
			DP02	A

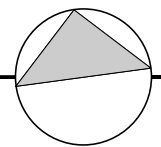
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INDIVIDUAL ENTRANCES TO THE DWELLINGS TO GIVE A SENSE OF ADDRESS. EACH ENTRANCE PROVIDES FOR LANDSCAPING OPPORTUNITIES FOR THESE REAR LOADING TOWNHOUSES.

COMPLETELY DETACHED DWELLINGS ALONG NORTH, SOUTH AND WESTERN BOUNDARY

BACKYARD TO BACKYARD INTERFACE WITH EXISTING NEIGHBOURS

THE DEVELOPMENT BOUNDARY TO MAINTAIN EXISTING PUBLIC ACCESS CARRIAGEWAY TO THE RESURRECTION PRIMARY SCHOOL

DEVELOPMENT BOUNDARY

TITLE BOUNDARY

EXISTING PLAYFIELD/ PROPOSED RESIDENTIAL RETIREMENT VILLAGE

SEMI-DETACHED DWELLINGS ALONG EASTERN BOUNDARY

LIVING AREAS/ BEDROOMS/BALCONY FACING THE RESERVE FOR PASSIVE SURVEILLANCE

HAROLD BOX RESERVE

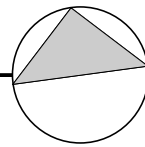
LEGEND

MAX. PROPOSED BUILDING HEIGHT = <9M	
BUILDING HEIGHT_LEVEL 1 [MAX 9M]	
BUILDING HEIGHT_SINGLE STOREY	
FOOTPATH	
COUNCIL ROAD	
PRIVATE ROAD	
PRIVATE OPEN SPACE	
PUBLIC OPEN SPACE	
HAROLD BOX RESERVE	
TPZ of trees identified as 'HIGH VALUE' trees in Ecological Assessment by SKM (Jan 2013)	
TPZ of trees identified as 'MEDIUM VALUE' trees in Ecological Assessment by SKM (Jan 2013)	
EXISTING TREES TO BE REMOVED	

PEDESTRIAN ACCESS TO PUBLIC TRANSPORT

VEHICLE/PEDESTRIAN ACCESS TO THE SITE

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CROSS SECTION 1

CROSS SECTION 2



EXISTING PLAYFIELD/
PROPOSED RESIDENTIAL
RETIREMENT VILLAGE

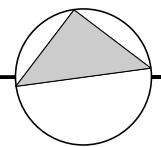
HAROLD
BOX
RESERVE

LEGEND

MAX. PROPOSED BUILDING HEIGHT = <9M	[Symbol]
BUILDING HEIGHT_LEVEL1 [MAX 9M]	[Symbol]
BUILDING HEIGHT_SINGLE STOREY	[Symbol]
FOOTPATH	[Symbol]
COUNCIL ROAD	[Symbol]
PRIVATE ROAD	[Symbol]
PRIVATE OPEN SPACE	[Symbol]
PUBLIC OPEN SPACE	[Symbol]
HAROLD BOX RESERVE	[Symbol]
TPZ of trees identified as 'HIGH VALUE' trees in Ecological Assessment by SKM (Jan 2013)	[Symbol]
TPZ of trees identified as 'MEDIUM VALUE' trees in Ecological Assessment by SKM (Jan 2013)	[Symbol]
EXISTING TREES TO BE REMOVED	[Symbol]

0-5m SETBACK	[Symbol]
5-6m SETBACK	[Symbol]
6-8m SETBACK	[Symbol]
10-13 m SETBACK	[Symbol]

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TOWNHOUSE LAND AREAS	
Number	Area
1	401 m ²
2	388 m ²
3	386 m ²
4	386 m ²
5	386 m ²
6	401 m ²
7	553 m ²
8	406 m ²
9	349 m ²
10	360 m ²
11	360 m ²
12	360 m ²
13	344 m ²
14	367 m ²
15	285 m ²
16	454 m ²
17	366 m ²
18	362 m ²
19	344 m ²
20	298 m ²
21	265 m ²

TOWNHOUSE LAND AREAS	
Number	Area
22	265 m ²
23	265 m ²
24	265 m ²
25	265 m ²
26	265 m ²
27	288 m ²
28	298 m ²
29	571 m ²
30	317 m ²
31	264 m ²
32	264 m ²
33	264 m ²
34	280 m ²
35	231 m ²
36	220 m ²
37	220 m ²
38	220 m ²
39	417 m ²
40	267 m ²
41	270 m ²
42	298 m ²

PUBLIC OPEN SPACE	
Number	Area
PUBLIC OPEN AREA	1010 m ²
PUBLIC OPEN AREA	222 m ²
PUBLIC OPEN AREA	364 m ²
	1596 m ²

AREA SUMMARY	
TOTAL SITE AREA-	22100 sqm
	<i>INDICATIVE LAND SIZES</i>
TH 1,6,7, 8,16,29,39 -	400-600 SQM [TOTAL 7]
TH 2-5, 10-12, 14,17,18-	400 SQM [TOTAL 10]
TH 9, 13,19, 30-	300-350 SQM [TOTAL 4]
TH 15,20-28, 31-34, 40-42-	250-300 SQM [TOTAL 17]
TH 35-38-	220-230 SQM [TOTAL 4]
	TOTAL 44 LOTS
TOTAL PUBLIC OPEN SPACE-	1596SQM = 7.2%
SITE COVERAGE-	5429.5sqm = 24.6%
PERMEABLE AREAS- (GARDEN BEDS, GRASS, CRUSH ROCK)	10290.2sqm = 47.6%
IMPERMEABLE AREAS- (BUILDING FOOT PRINT, INTERNAL ROADS, PARKING, CONCRETE PAVED)	11578.7sqm = 52.4%

TOTAL MIX OF TOWN HOUSES	
	DOUBLE STOREY TOWNHOUSES GROUND FLOOR LIVING
FOUR BEDROOM TOWN HOUSES	17
THREE BEDROOM TOWN HOUSES	25
TOTAL NUMBER OF TOWN HOUSES	42

S.NO.	TYPES OF TOWN HOUSES	TOWNHOUSE NUMBERS	TOTAL NO.
1.	TYPE A- 3BED	TH 4,5	2
2.	TYPE A1- 3BED	TH 1	1
3.	TYPE A2- 3BED	TH2,3	2
4.	TYPE B- 3BED	TH 6	1
5.	TYPE C- 4BED	TH7	1
6.	TYPE D- 4BED	TH 8,9	2
7.	TYPE D1- 4BED	TH 39	1
8.	TYPE D2- 4BED	TH 42	1
9.	TYPE E- 4BED	TH 10,11,12,15,16	5
10.	TYPE E1- 4BED	TH 13,14,40	3
11.	TYPE E2- 4BED	TH 41	1
12.	TYPE F- 3BED	TH 34,35,36,37,38	5
13.	TYPE G- 3BED	TH 31,32,33	3
14.	TYPE G1- 4BED	TH 30	1
15.	TYPE G2- 3BED	TH 28	1
16.	TYPE H- 3BED	TH 23,25,27	3
17.	TYPE H_A- 3BED	TH 19,21	2
18.	TYPE H1- 3BED	TH 22,24,26	3
19.	TYPE H1_A- 3BED	TH 20	1
20.	TYPE J- 3BED	TH 29	1
21.	TYPE K- 4BED	TH 18,17	2

TOTAL NUMBER OF TOWNHOUSES- 42

URBAN DESIGN STATEMENT

The development envisaged for 21- 23 Loxwood Avenue Keysborough is that of a residential development of approximately 44 dwellings set within a landscaped setting that includes ground floor garden areas, generous setbacks, and open space linkages that respond to existing site trees and adjoining open space.

Building envelopes have been designed to accommodate two storey dwellings with traditional layouts including ground level living areas and secluded private opens space, and first floor bedrooms. Upper levels will be recessed in from the levels below providing articulation and reduced building bulk. Dwellings will be designed to suit the varied housing needs of families, with a combination of 3 and 4 bedroom dwellings with varied layouts that provide a visual transition from traditional to contemporary housing design.

Material choice will draw upon that found within the adjoining streetscapes, and includes brick and render as the main building materials with some feature cladding to create visual interest. A more traditional pitched roof form will be used at the street interfaces, with room for more contemporary design within the site itself, creating its own sense of neighbourhood character.

Varied setbacks will provide a response to adjoining land uses, with a wide (>10m) setback to Loxwood Avenue in response to the existing easement.

Most dwellings will include an east - west orientation for better solar access and will integrate with adjoining areas of public open space via passive surveillance of these areas.

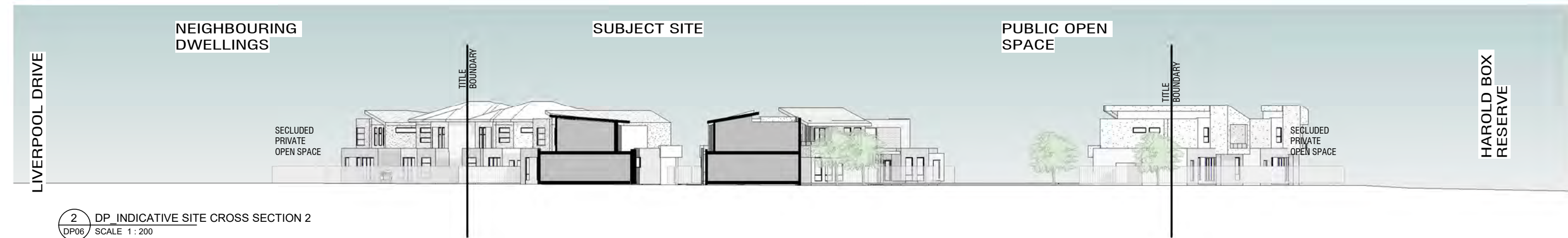
Primary vehicular access is provided by a council road loop connecting to Loxwood Avenue, with internal private roads and footpaths providing vehicular and pedestrian connectivity within the site.

Public Open Space will be designed in response to the existing high value trees and located strategically so that they are easily accessible by residents whilst also retaining connectivity with Harold Box Reserve.

Provision is made to realign the northern site boundary to preserve vehicular access to the Primary school and playing fields to the north east.

In totality, this proposed development intends to add value to the locality with aesthetically pleasing streetscape, lush green frontage and well connected road/footpath network within the site as well as with the surroundings.

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Road reserve can accommodate large plantings to increase the sites overall amenity, create visual interest and to form organizing elements to key points of interest.



Pedestrian friendly streetscape created on east-west street



Connections created to points of landscape interest within site and to the surrounding open space network. Legible pedestrian paths, street lighting and public seating to be provided through the site.



Incorporate existing trees of significance, trees nos. 12,13,75,76,77 into communal landscape area.



DEVELOPMENT BOUNDARY

TITLE BOUNDARY

THE DEVELOPMENT BOUNDARY TO MAINTAIN EXISTING PUBLIC ACCESS CARRIAGEWAY TO THE RESURRECTION PRIMARY SCHOOL



INDICATIVE ELEVATIONS INCLUDING INDICATIVE MATERIALS COMPRISING A COMBINATION OF NEUTRAL TONED RENDER FINISHES WITH FEATURE BRICK FINISH, CLADDING AND STONE FINISH



PROPOSED RESIDENTIAL RETIREMENT VILLAGE

PERMEABLE FENCING FOR PASSIVE SURVEILLANCE

HAROLD BOX RESERVE

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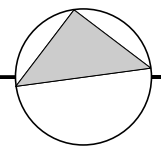




Figure 1: Design elements_Key Vehicle Movement and Parking

- Access to the development will be via Loxwood Avenue via two key access points
- Main Entry points - In/Out of site
- Visitor carparking locations



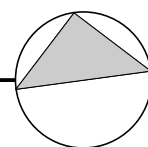
Figure 2: Design elements_Public Realm and Pedestrian Movement

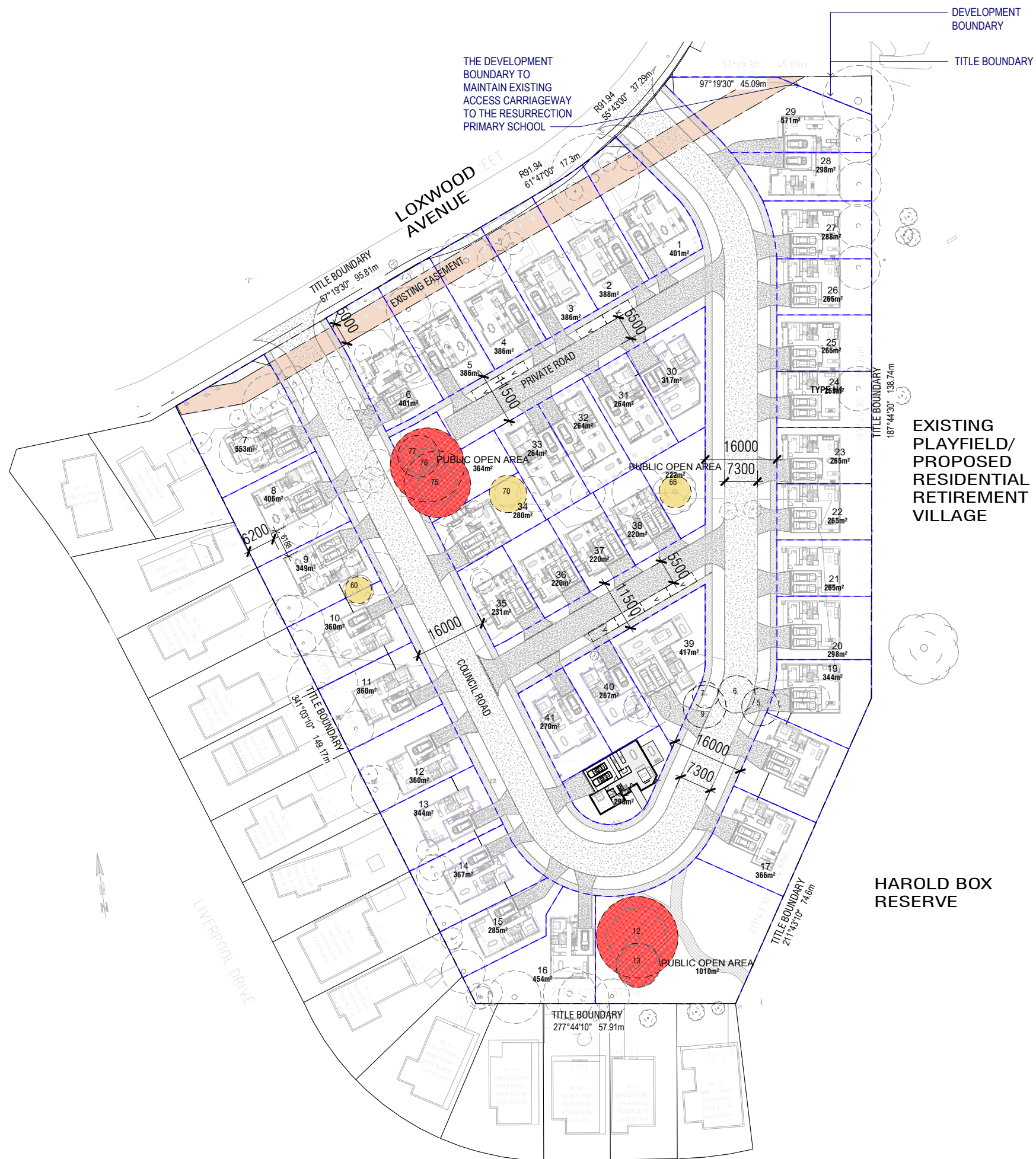
- Incorporating existing significant indigenous trees into common open space providing for recreational activities and creating visual interest.
- Provided landscape treatment at termination of key sightlines to create visual interest.
- A Pedestrian friendly streetscape promoted on the passage connecting to Harold Box reserve with differing paving treatments and larger plantings.
- - Pedestrian network links areas of open space within the Loxwood Development with surrounding open space network.
- Pedestrian crossings located to provide ease of movement across the site.



Figure 3: Design elements_building heights and interface treatments

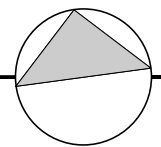
- All proposed dwellings are double storey with smaller footprint at level 1.
- ~ Open space areas under passive surveillance from living areas of dwellings to enhance safety of public areas
- ~ Predominantly east west orientated lots to obtain maximum solar access
- ~ Built form designed to provide architectural prominence to the Loxwood Avenue frontage with active and passive surveillance elements.
- ~ First floor set back further to avoid overlooking





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PROJECT	TITLE	DRAWN	SCALE	PLOT DATE	JOB No.
TOWNHOUSE DEVELOPMENT 21-23 LOXWOOD AVENUE, KEYSBOROUGH	INDICATIVE SUBDIVISION LAYOUT	DJ	1:500 @A1 1:1000 @A3	3/07/2018 10:41:41 AM DWG No DP09	776 REVISION B



EXISTING TREE LEGEND

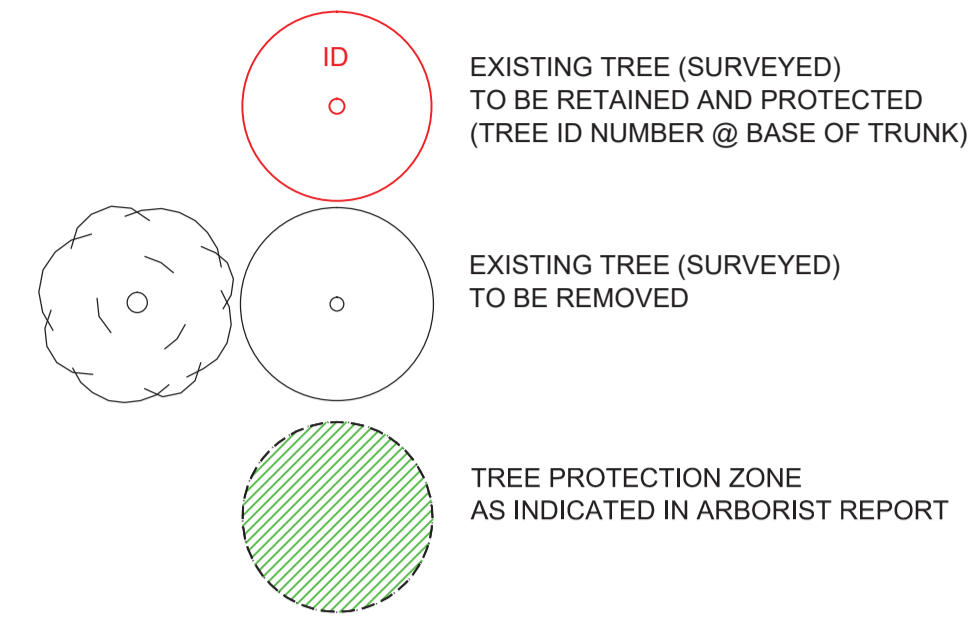


TABLE 1 - EXISTING TREES

Refer to Arborist Report by McLeod Trees Dated 25/01/2017

Tree Number	Genus	Species	DBH (mm)	Height (m)	Canopy Spread (m)	TPZ (m)	Origin	Planted/Remnant	Retention Value	Recommendations
1	<i>Eucalyptus</i>	<i>camaldulensis</i>	460	10	7	5.5	Endemic	Remnant	Medium	Retain
2	<i>Eucalyptus</i>	<i>camaldulensis</i>	800	16	12	9.6	Endemic	Remnant	High	Retain
15	<i>Eucalyptus</i>	<i>pyroriana</i>	410	9	8	4.9	Native	Planted	Low	Remove
25	<i>Eucalyptus</i>	<i>camaldulensis</i>	600	16	10	7.2	Endemic	Remnant	Medium	Retain if possible
26	<i>Eucalyptus</i>	<i>camaldulensis</i>	720	16	9	8.6	Endemic	Remnant	Medium	Retain if possible
27	<i>Eucalyptus</i>	<i>camaldulensis</i>	430	11	6	5.1	Endemic	Remnant	Medium	Retain if possible
29	<i>Eucalyptus</i>	<i>nicholii</i>	620	11	9	7.4	Native	Planted	Low	Remove
30	<i>Melaleuca</i>	<i>linariifolia</i>	330	6	6	4	Native	Planted	Low	Remove
31	<i>Callistemon</i>	<i>sp.</i>	240	4	3	2.9	Native	Planted	Low	Remove
32	<i>Eucalyptus</i>	<i>leucoxyton</i>	210	7	4	2.5	Native	Planted	Low	Remove
33	<i>Corymbia</i>	<i>maculata</i>	640	8	11	7.7	Native	Planted	Medium	Remove
53	<i>Corymbia</i>	<i>maculata</i>	610	18	10	7.3	Native	Planted	Medium	Remove
59	<i>Eucalyptus</i>	<i>leucoxyton</i>	190	8	5	2.3	Native	Planted	Low	Remove
86	<i>Eucalyptus</i>	<i>botryoides</i>	270	6	4	3.2	Native	Planted	Low	Remove
87	<i>Melaleuca</i>	<i>stypellioides</i>	320	4	3	3.8	Native	Planted	Low	Remove
88	<i>Eucalyptus</i>	<i>cladocalyx</i>	680	13	14	8.1	Native	Planted	Low	Remove
89	<i>Callistemon</i>	<i>sp.</i>	170	3	2	2	Native	Planted	Low	Remove

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LEGEND

MAX. PROPOSED BUILDING HEIGHT = < 9M	[Symbol]
BUILDING HEIGHT_LEVEL1 [MAX 9M]	[Symbol]
BUILDING HEIGHT_SINGLE STOREY	[Symbol]
FOOTPATH	[Symbol]
COUNCIL ROAD	[Symbol]
PRIVATE ROAD	[Symbol]
PRIVATE OPEN SPACE (TBC)	[Symbol]
PUBLIC OPEN SPACE	[Symbol]
HAROLD BOX RESERVE	[Symbol]
TPZ of trees identified as 'HIGH VALUE' trees in Ecological Assessment by SKM (Jan 2013)	[Symbol]
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PEDESTRIAN ACCESS TO PUBLIC TRANSPORT [Symbol]

VEHICLE/PEDESTRIAN ACCESS TO THE SITE [Symbol]

1 DP-URBAN CONTEXT ANALYSIS RESPONSE
 DP04 SCALE 1:500

REV	DESCRIPTION	DRN	CHK	DATE
A	EASTERN BOUNDARY ARTICULATION	TC	EG	23.04.2021
B	KARRI LANE WIDTH REVISION	TC	EG	03.05.2021
C	REVISED WITH COMMENTS FROM URBIS	TC	EG	27.05.2021

