

SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO1**.

FORMER LARUNDEL PSYCHIATRIC HOSPITAL

1.0

Requirements for development plan

The Development Plan should address the elements of the North East Corridor Strategic Plan relevant to the site and should include a plan drawn to scale which shows:

- The layout of existing and proposed buildings and works.
- All heritage buildings.
- Proposed uses on all parts of the land.
- The location of all passive and active open space.
- Elevation drawings of all buildings.
- A drainage plan that details the proposed drainage scheme to service the development.
- Details of materials and finishes to all buildings and surfaces.
- An overall scheme for landscape development including the location, spread, height, species and proposed irrigation system for all existing and proposed planting.
- An environment survey which identifies significant stands of indigenous vegetation, individual trees and fauna habitats to be preserved.
- Details of the treatment of all internal roads, road connections to the adjoining road network and the location and nature of other transport facilities to service the development.
- The treatment and design of bicycle and pedestrian pathway network, including links to adjoining land and networks.
- The staging of all development.
- The proposed subdivision of the development.
- A traffic management plan outlining traffic requirements both within and outside the site.
- Details of vegetation retention and enhancement and vegetation removal.
- Urban design guidelines.

2.0

Guidelines for consideration of development plan or permit application

The responsible authority will discourage industrial uses from locating on the land.

The responsible authority should consider whether the development plan or permit application is consistent with the North East Corridor Strategic Plan.

Any applicable heritage study and any applicable conservation policy should be considered.

Whether the location, bulk, height and appearance of any proposed buildings or works will be in keeping with the character of the area.

Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.

The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed car parking.

Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area will adversely affect the significance, character or appearance of the heritage place.