

19/01/2006
VC37

SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO5

Former Preston and Northcote Community hospital

1.0
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Requirements for development plan

The development plan should address the elements of the Guiding Principles – PANCH Redevelopment Site, Development Principles Lot 1, Development Principles Lot 2, and Development Principles Lot 3, relevant to the site including a plan drawn to scale which shows:

- The layout of existing and proposed buildings and works.
- All buildings to be retained.
- Proposed uses on all parts of the land.
- The location of all open space areas.
- 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 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.
- Details of vegetation retention enhancement and removal.
- Urban design guidelines.

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Guidelines for consideration of a development plan

In assessing the development plan the responsible authority should consider the Guiding Principles – PANCH Redevelopment Site, Development Principles Lot 1, Development Principles Lot 2, Development Principles Lot 3.

- Where practical reuse and appropriate refurbishment of the former hospital buildings and existing infrastructure.
- Opportunity to cater to diverse housing types to meet the needs of a variety of households including, students and the aged.
- Appropriate integration of land uses both within and external to the site.