

SCHEDULE 9 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO9**.

FORMER THORNBURY/DAREBIN SECONDARY COLLEGE, CORNER GOOCH STREET AND SPARKS AVENUE, THORNBURY AND 328-342 GOOCH STREET, THORNBURY

1.0

Requirements for development plan

The Development Plan will include a plan or a set of plans, drawn to scale and other supporting documentation as necessary and must show or include:

- A site analysis plan, including the boundaries and dimensions of the site.
- Appropriate physical or land use interface along the Gooch Street frontage, reflecting the ongoing industrial use of land to the north.
- Appropriate physical or land use interface along Sparks Street, reflecting the ongoing residential use of land to the west.
- Treatment of the eastern interface, consistent with the Darebin Creek Design and Development Guidelines (Precinct No.12) and improving overall accessibility to Darebin Creek.
- Any staging of buildings and works, including potential subdivision.
- A sustainable environmental management plan, detailing how the design of all new buildings and works will adhere to environmentally sustainable principles such as on-site water retention, low embodied energy principles, solar orientation and reduced energy consumption.
- A traffic plan that indicates:
 - A traffic management plan assessing the impact on the use and development of the surrounding street network.
 - Details of the design and layout of all internal roads and road connections to the adjoining road network.
 - The design and layout of pedestrian pathway network.
 - The provision of car parking spaces for each use/building.
- Reference to the scale of buildings and works at various locations on the site;
- A landscape concept plan, which addresses the interface with the creek environs, and makes provision for pedestrian / bicycle links into the reserve.