

07/04/2008  
C92**SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO5**

**STADIUM PRECINCT****Site Description**

The site is described as land bounded by Latrobe Street to the north, Wurundjeri Way to the east, Harbour Esplanade to the west, and Bourke Street to the south.

**1.0**07/04/2008  
C92**Requirements before a permit is granted**

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority.

A permit may be granted for demolition before a development plan has been prepared, provided that interim treatments are to the satisfaction of the Responsible Authority.

**2.0**07/04/2008  
C92**Requirements for Development Plan**

The development plan must include, to the satisfaction of the responsible authority:

- An urban design statement which indicates a design philosophy and framework for development across the site.
- Existing conditions plan, showing heritage places, extent of proposed demolition, topography (including levels), and infrastructure provision.
- Concept plans which show:
  - A precinct plan for the site, showing building locations, car parking areas, access ways and open spaces.
  - Maximum building heights, floor areas and indicative uses at each building location.
  - Conceptual elevations indicating the architectural theme, including preferred materials, colours and finishes.
  - Cross sections, indicating level changes across the site.
  - Orientation and overshadowing.
- A movement and parking plan which shows:
  - Identification of roads, pedestrian, cyclist, watercraft and vehicular access locations, including parking areas and nominal loading bays.
  - Location and linkages to public transport, including provision of passenger facilities.
- A landscaping plan which shows:
  - Treatment and layout of the public realm.
  - The location, layout and a typical planting schedule for all landscaped areas.
- A staging plan which indicates the stages and interim treatments, if any, in which the land is to be developed.

**3.0**

**Decision Guidelines**

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In assessing a Development Plan or an amendment to a Development Plan, the responsible authority should consider the:

- Purposes of the zone, overlays and any other relevant provisions of the planning scheme.
- Views of the City of Melbourne.
- Views of VicUrban.
- Pedestrian and vehicle movement networks, both internal and external to the site.
- Treatment of the public realm.