

19/01/2006
VC37**SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO4****BALNARRING TOWN CENTRE DEVELOPMENT PLAN**

The Balnarring Village centre provides a focus for shopping and tourism activities in the district. The requirement for a development plan is to provide for the future integrated development of land on the east and west sides of Russell Street and to maintain the current high standard of design. Land on the east side of Russell Street is intended to remain the main retail core area, including the site of any supermarket. Land on the west side of Russell Street is intended to perform a complementary function, providing a combination of service and retail activities including restaurants, offices and consulting rooms. The maximum retail area of any single premises on the west side of Russell Street is not anticipated to exceed 240 sqm.

1.019/01/2006
VC37**Requirement before a permit is granted**

A permit may be granted for a change of use within an existing building or the display of advertising signs before a development plan has been prepared.

A permit may be granted for the use and development of land on the east side of Russell Street, Balnarring before a development plan has been approved.

2.019/01/2006
VC37**Requirements for development plan**

The development plan must describe:

- The location of all existing and proposed buildings, their floor area and proposed use.
- Plans indicating building design, scale and elevations, including street elevations which are consistent with and enhances the special character of the existing Balnarring Village shopping centre. This may include the use of external brick cladding, the incorporation of verandahs, the provision of paved pedestrian paths, and a consistent standard of signage.
- A maximum height of any part of building, excluding plumbing and other fittings, no greater than 8 metres above natural ground level.
- All buildings setback at least 20 metres from the west side of Russell Street, unless otherwise approved by the responsible authority.
- Landscaped open space provided within 5 metres of Russell Street, unless otherwise approved by the responsible authority.
- Proposals for the staging of development.
- The location of car parking, storage and loading areas.
- The number and layout of car parking spaces and access lanes.
- The separation of pedestrian and vehicular traffic movements.
- Access to surrounding roads.
- Streetscape and landscaping treatments.
- The location and size of advertising signs.
- The provision of all necessary infrastructure.
- An assessment of commercial impact and the net community benefits and costs of development may be required in relation to any retail development proposed on the west side of Russell Street.