SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO5.

FORMER PRESTON AND NORTHCOTE COMMUNITY HOSPITAL

1.0 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.

2.0 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.