

19/01/2006
VC37

SCHEDULE 6 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO6**.

PARKSIDE ESTATE DEVELOPMENT PLAN

1.0

19/01/2006
VC37

Requirement before a permit is granted

The Responsible Authority may grant a permit for subdivision, use or development prior to approval of a development plan provided that the Responsible Authority is satisfied that the subdivision, use or development will not prejudice the future use or development of the land for the purpose of the zone or any other aspect of the Municipal Strategic Statement.

2.0

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Requirements for development plan

The development plan must show:

- The location of residential areas including a range of dwelling types and densities.
- Key urban design principles to be addressed in the provision of medium density housing on designated sites and any other strategic sites where a specific design outcome is preferred.
- The location of non-residential land uses, including local retail and community facilities to service the area.
- The location of public open space within the site.
- The location of existing trees to be retained in the redevelopment of the area.
- A landscape masterplan for public roads and public open spaces, including the incorporation of any significant native vegetation.
- The internal road layout and location of access points.
- An appropriate road hierarchy for the area.
- A traffic management plan including the identification of appropriate intersection treatments and traffic calming features.
- The location of pedestrian and bicycle linkages both within the site and to adjoining land.
- Provision of all appropriate utility services.
- Stormwater management methods, including the location of any on-site drainage retention facilities.
- The integration of the site with the surrounding area.
- The staging and timing of the development of the land.

The Development Plan may comprise more than one sheet or drawing, may include text and may be amended from time to time to the satisfaction of the Responsible Authority. A Development Plan may be prepared to affect part of the Development Plan Overlay area.