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SCHEDULE 5 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

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

CAMPBELLFIELD SHOPPING CENTRE DEVELOPMENT PLAN

1.0

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Objectives

None specified.

2.0

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Requirement before a permit is granted

Before deciding on any application the Responsible Authority must consider:

- The purposes of the zone
- The approved Development Plan

3.0

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Conditions and requirements for permits

None specified.

4.0

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Requirements for development plan

A plan of the overall development of the Land (a Development Plan) must be prepared to the satisfaction of the responsible authority. The Development Plan must be generally in accordance with the Concept Plan appearing as Map 1 to this Schedule and must show:

- the layout of all buildings, structures (including signs) and works;
- associated landscaping;
- car parking and loading areas;
- provision made for car parking in the ratio of at least 4.8 spaces to each 100 square metres of leasable floor area for Shop; and
- accessways within, to and from the site.

Traffic, parking and landscape plans

Before commencing development in accordance with an approved Development Plan, the following plans must be prepared to the satisfaction of the responsible authority:

- a Landscape Plan giving details of the landscaping to be provided;
 - an Access, Egress and Parking Plan showing the location of all vehicular and pedestrian access and egress ways within, to and from the development, the location of areas set aside for parking of vehicles and provision for loading and unloading of vehicles, including the location of rubbish storage and removal facilities; and
 - a Traffic Plan addressing the impact of traffic generated by the development on an arterial road network prepared to the satisfaction of the responsible authority.
- The Landscape Plan, Access, Egress and Parking Plan, and the Traffic Plan may be amended at the request of and with the consent of the owner of the Land. Any amendment must be to the satisfaction of the responsible authority.