

27/05/2019
C239wsea**SCHEDULE 14 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO14**.**COOPER STREET EMPLOYMENT AREA DEVELOPMENT PLAN****1.0**27/05/2019
C239wsea**Objectives**

None specified.

2.027/05/2019
C239wsea**Requirement before a permit is granted**

None specified.

3.027/05/2019
C239wsea**Conditions and requirements for permits**

None specified.

4.027/05/2019
C239wsea**Requirements for development plan**

The development plan must include a plan or set of plans which show or include:

Principal Elements:

- The implementation of the concepts and directions described or illustrated in the Cooper Street Employment Area Comprehensive Development Plan which is incorporated into the Scheme.
- A public open space corridor of a width of at least 60 metres along the Edgars Creek with approximately 30 metres on each side of the Creek (measured from the centreline).
- Areas which have been identified as having environmental importance in the report of Practical Ecology dated April 2001 must be set aside in open space reserves.
- Detention basins as required by the Edgars Creek Drainage Scheme.
- A reservation for the alignment of Edgars Road from Cooper Street through to O'Herns Road.
- The various road and traffic control projects described in the Development Contributions Plan for the Cooper Street Employment Area (Part 1).
- Business uses should be located along Cooper Street, Edgars Road and O'Herns Road.
- Industrial uses should not be located on Cooper Street, Edgars Road and O'Herns Road but rather on the collector and access road system.
- A Public Transport Corridor of a width of at least 27 metres, in accordance with the alignment for the Epping North Public Transport Corridor as prepared by the Department of Infrastructure.

Land Uses

- Accommodation for a mix of employment generating uses having regard to servicing issues.
- The overall pattern of use and development.

Open Space, Environmental Significance and Drainage

- The location of existing native vegetation and sites of environmental significance.
- Areas of open space.
- Major drainage lines and proposed retarding basins in accordance with the Edgars Creek Drainage Scheme.
- Creation of a high quality streetscape.

Integration with Adjoining uses

- Integration with existing and future development on adjoining properties.

Transport and Access

- The road layout and design including road reserve widths.
- Pedestrian and cycle paths.