

19/01/2006
VC37

SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO4

PRIVATE EDUCATIONAL ESTABLISHMENTS

1.0

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Requirements for development plan

The development plan must relate to the use and development of the land for the next five years and include:

- Existing and proposed numbers of staff and students.
- Identification of and protection measures proposed for all heritage and environmental assets.
- Existing and proposed development of the land.
- Staging and timing of proposed development.
- Height of all proposed buildings.
- Existing and proposed landscaping of the land.
- Existing and proposed use of all parts of the land.
- Existing and proposed provision for access, car parking and traffic management.
- Measures to address the interface of the land with adjoining 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.

2.0

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Decision Guidelines

Before deciding on an application the responsible authority must consider:

- Whether the scale, character and density are compatible with the amenity and natural values of the surrounding area.
- The provision for the establishment of a road and transport system appropriate to the development and its linkage with adjoining areas.
- The provision for the establishment of an open space system, pedestrian and bicycle pathways and other recreational facilities appropriate to the development.
- Whether the proposed development plan is consistent with the capacity of essential services, particularly the management of surface water run-off.
- Whether the proposal meets a high standard of urban and landscape design.
- The conservation of the environmental qualities and features of the land.
- Whether the proposal incorporates a range of lot sizes and other subdivisional approaches.
- The integration of development with the surrounding residential area