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SCHEDULE 9 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the Planning Scheme map as **DP09**

Woodgrove Shopping Centre

1.0

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Requirement before a permit is granted

Prior to the issue of a planning permit for any use or development, a Development Plan must be prepared to the satisfaction of the Responsible Authority.

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Requirements for development plan

The Development Plan must show:

- Details of the location, height, dimensions, floor area, design, elevations and external materials and finishes of all buildings and works.
- Detailed plans of sub-areas within the plan as well as supporting documentation which assists to clarify the nature and use of development proposed.
- The layout of the proposed Activity Centre.
- The relationship of the land to existing or proposed land uses on adjoining land.
- The location of all vehicle and pedestrian access ways within, to and from the development, including essential traffic management and control works on the land and external roads.
- The location of public transport facilities including access, bus interchange, passenger facilities, taxi stands, and bicycle racks.
- The location and layout of all car parking areas, and access to and from these areas, with car parking provisions in accord with Clause 52.06 of the Planning Scheme.
- The location and layout of loading bays and collection areas, including waste storage areas and removal facilities.
- Appropriate buffer zones to minimise the impact of the proposed development on surrounding land uses.
- Details of all landscaping development proposed, including the types and species of plants and any arrangements for the maintenance of the landscaping after it has been established.
- The management of vegetation to minimise fire hazard and to ensure the safety of people and property.
- Details of development fronting onto open space.
- The stages (if any) by which the development of the land is proposed to proceed.

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Decision Guidelines

Before deciding to approve a Development Plan, the Responsible Authority must consider:

- The existing and possible future development and use of the land and of contiguous or adjacent land.
- The provision of water, sewerage, drainage and electricity services.

- The orderly planning of the area, including the management of traffic, the provision of pedestrian ways and open space.
- Measures to manage on-site safety and security issues, and off-site impacts of the development with respect to amenity, visual presentation, noise, privacy issues, and character of the surrounding area.
- The provisions of the *Woodgrove Structure Plan, July 2006* and municipal planning policy.