

19/01/2006
VC37

SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO2

PAKENHAM CIVIC AND COMMERCIAL PRECINCT

1.0
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Requirements for development plan

The Development Plan must show or include as appropriate:

- A mixed use development including commercial and civic uses.
- A site analysis that shows the existing site features, including any buildings that are to be retained, views to and from the site, existing access, car parking and traffic circulation and existing physical services.
- The location, approximate dimensions, height and floor area of all buildings.
- A traffic report explaining how the development will provide for orderly traffic circulation within the subject land and the immediate surrounding road network.
- The location of all vehicle ingress and egress points and pedestrian access ways within the site and to and from the site.
- The location and approximate layout of areas set aside for car parking and possible areas for loading and unloading of goods.
- Car parking for 288 vehicles for general public use and additional parking for any new development at the following rates:
 - Shop - 5 spaces per 100m² of Leasable Floor Area
 - Office - 3 spaces per 100m² of Leasable Floor Area
 - Other uses in accordance with the Scheme.
- Opportunities for a suitable landscape buffer to the residential properties in Henry Street opposite the site.
- The location and details of any urban design features of the development, including streetscape and landscape elements.
- The possible location of any open space or pedestrian areas.
- The relationship of the proposed development with development on adjoining land and how the elevations and building design would enhance the urban design of the immediate area.
- The stages (if any) by which the proposed development is likely to proceed.
- Possible locations for waste collection areas.