

18/05/2006
C64**SCHEDULE 9 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO9****PAKENHAM HOMEMAKER PRECINCT PART 1****1.0**18/05/2006
C64**Requirement before a permit is granted**

Before a permit is granted to use or develop the land, the owner must enter into an agreement with the responsible authority under section 173 of the *Planning and Environment Act 1987* to:

- Provide the physical infrastructure outlined in the development plan, including traffic control works required to support the development that may not be immediately adjacent to the land to be developed, the extent of which is to be apportioned between landowners by negotiation with the responsible authority.
- Provide the landscaping outlined in the development plan.

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C64**Requirements for development plan**

The development plan must be generally in accordance with the Pakenham Homemaker Precinct Urban Design Guidelines.

The development plan must also provide the following to the satisfaction of the responsible authority:

- A traffic report, including:
 - . An assessment of traffic impacts associated with the development.
 - . A discussion on how heavy vehicle movement will be accommodated effectively with minimal interaction with other road and pedestrian users of the development land.
 - . Proposed road layout and access to adjoining roads detailing all access points to the site.
 - . Detailed road cross sections.
 - . Full intersection design for all intersections required for the development of the land.
- A landscape masterplan for the site, including:
 - . An 'entry park' on the corner of Princes Highway and the Lakeside Boulevard northern extension reflecting the size and standard of the 'entry park' on the south of the highway.
 - . All roadsides and carparking areas.
- Details of how the safe, convenient and pleasant use and transit of the site by pedestrians has been accommodated.
- Details of the protection proposed for adjoining uses and future residential uses, including the use of noise attenuation and visual screening where appropriate.
- An urban design response that delivers an active frontage to the northern extension of Lakeside Boulevard.