

19/01/2006
VC37

SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO4

EVANS STREET DEVELOPMENT PLAN

1.0

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Requirement before a permit is granted

Before deciding on any application the Responsible Authority must consider:

- The purposes of the zone
- The approved Development Plan

2.0

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Requirements for development plan

A Development Plan must be prepared to the satisfaction of the responsible authority and must show:

- the layout of buildings and works;
- the proposed use of each part of the Land;
- the relationship of the land to the existing or proposed land uses on adjoining land;
- car parking and loading areas;
- accessways within and to and from the site;
- provision for rubbish storage and removal facilities; and
- associated landscaping.

The Development Plan may be amended to the satisfaction of the responsible authority.

In deciding whether the Development Plan (including any landscape plan or any amendment to these plans is satisfactory), the responsible authority must, where appropriate, consider:

- any structure plan, policy, strategy or guidelines relating to the Land that have been adopted by the responsible authority;
- the urban design, character and visual appearance of the proposed buildings and works;
- the extent to which the plan is consistent with the integrated development of the Sunbury Town Centre;
- the need for the provision of landscape buffers to provide visual screens and soften the appearance of buildings and car parking areas, particularly in the vicinity of residential land uses;
- the need for noise attenuation measures along boundaries adjoining land being used for residential purposes;
- the location of parking spaces for disabled persons, bicycle racks and storage facilities near building entrances;
- the effect of development on the amenity of existing residential properties; and
- the views of VicRoads.