

13/06/2014  
GC8

## **SCHEDULE 15 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO15**.

### **BUSINESS DEVELOPMENT IN POHLMAN STREET ROMSEY**

This schedule applies to land in the Commercial 1 Zone on the western side of Pohlman Street, Romsey, as indicated on Planning Scheme Map No. 29DPO. The schedule aims to facilitate the integrated development of land in the Commercial 1 Zone, in a manner that facilitates a compact, walkable, high amenity town centre.

#### **1.0 Requirement before a permit is granted**

25/10/2012  
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A permit may be granted before a development plan has been approved for the following:

- Extensions or alterations to existing buildings and associated works.
- Earthworks.

#### **2.0 Requirements for development plan**

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A development plan may be prepared that does not encompass all land affected by this schedule, provided that it encompasses all of the land on the applicable side of Stawell Street.

The development plan must be generally in accordance with the Romsey Outline Development Plan, November 2009 and provide for:

- A subdivision design for the land affected.
- The location and distribution of all proposed uses.
- A functional internal access network that is designed to provide safe and convenient access to accommodate both standard and commercial vehicles.
- A Site Context and Design Response demonstrating integration with development to the east of Pohlman Street, including convenient pedestrian access.
- On-site parking, loading and unloading and landscaping within the lot frontages.
- A high degree of pedestrian and bicycle permeability and connectivity to neighbouring residential and commercial areas.
- Suitable interfaces with land in the adjoining the General Residential Zone.
- Development design that:
  - Fronts the street;
  - Minimises the number of crossovers and widths of crossovers to ensure that car parking does not dominate the streetscape;
  - Provides substantial areas of high quality landscaping, which conserves street trees and significant private trees;
  - Avoids large blank walls, including walls to side boundaries;
  - Recognises the existing village scale of development, which is generally low in profile; and
  - Utilises materials, colours and finishes that reflect the rural character of Romsey.