

09/07/2015
C32**SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO4**.

SOUTHERN SIDE OF HIGH STREET, MANSFIELD**1.0**02/03/2006
C1(Part 1)**Requirement before a permit is granted**

Before any planning permit is granted for any use or development of land that the Development Plan Overlay 4 applies to, the responsible authority must consider and be satisfied that the following decision guidelines and performance measures are met:

- The proposed use and/or development is consistent with any approved Development Plan and this overlay schedule.
- A site assessment and design response that provides layout and development that is compatible with the site, adjoining land and general area.
- Road, footpath, drainage and water sensitive urban stormwater provision to meet Mansfield Shire Council standards.
- Reticulated water and sewerage provision to meet service authority standards.
- Underground electricity, street lighting and telecommunications provision to meet service authority standards.
- A requirement for public open space land or monetary contribution for recreation purposes when a contribution is required in accordance with the Subdivision Act.
- Compliance with The Mansfield Urban Design Framework 2005.

Pedestrian and vehicular provision, accessibility and safety, including:

- A road alignment for an east – west access way connecting Bank Place with the existing Mansfield Shire Council car park, the preferred location being an easterly extension of the existing Mansfield Shire Council land north of the laundry.
- Pedestrian connections though the precinct, addressing the use of the upgraded Mansfield Shire Council car park as a primary pedestrian connection between High and Ailsa Streets, the conversion of the northern end of Bank Place to pedestrian use only, and an east – west pedestrian connection between Bank Place and the Mansfield Shire Council car park.

2.009/07/2015
C32**Requirements for development plan**

Any development plan for this land must outline and assess:

- Proposed future subdivision and development to allow for the full development and servicing of the land.
- Site analysis and response for the whole area affected by the Development Plan Overlay 4.
- Relationship, effect and linkages of proposed use and development of the land to uses and developments on land affected by the Development Plan Overlay 4.
- Proposed lot layout and density, including the location and orientation of buildings if appropriate.
- Internal and external road and pedestrian access provision and linkages.
- All servicing, including water, sewerage, drainage and stormwater, electricity and telecommunications.

- Existing and future open space, including linkages to and between areas of open space.
- Landscaping and streetscape treatment.
- The stages, if any, in which the land is to be subdivided and developed.
- Recommendations of The Mansfield Urban Design Framework 2005.