

19/01/2006  
VC37

## **SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO3**

### **1 PLENTY GORGE RESIDENTIAL PRECINCT DEVELOPMENT PLAN (RIVERGUM II)**

**1.0**  
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#### **Requirements for development plan**

The development plan must:

- Provide the opportunity for a diversity of housing type and design.
- Provide a road layout with high internal accessibility and external connectivity to the Blossom Park Estate and the Heath Court commercial precinct.
- Provide a network of pedestrian and bicycle access routes.
- Provide for the retention and enhancement of native vegetation within the precinct in accordance with guidelines prepared to the satisfaction of the responsible authority.
- Include a tree protection strategy to ensure that trees to be retained are not damaged before or during construction.
- Include a detailed landscaping proposal for public roads and open space areas.
- Show a treatment of the urban edge that encourages housing to overlook the Plenty Gorge Park.
- Show a treatment of the edge (including buffer areas if necessary) abutting Development Boulevard and the northern boundary of the subject land which minimises conflict of the residential/industrial interface.
- Show necessary flood mitigation and urban runoff pollution control.
- Show a provision of a predator proof fence adjacent to the boundary of the Plenty Gorge Park.