

11/06/2009
C102**SCHEDULE 25 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO25****PLENTY ROAD AND McDONALDS ROAD EMPLOYMENT AREA
DEVELOPMENT PLAN****1.0 Requirement before a permit is granted**11/06/2009
C102

The Responsible Authority may grant a permit for subdivision, use or development prior to the approval of a development plan only where it is satisfied that the proposed subdivision, use or development will not prejudice the orderly use and development of the subject land for the purpose of the zone and the requirements of this development plan.

2.0 Requirements for development plan11/06/2009
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A development plan must be informed by detailed site analysis of the natural, cultural and strategic context of the site and immediately adjoining land. The development plan must also show, or include, the following matters to the satisfaction of the Responsible Authority:

- Provision of a safe pedestrian-orientated road network providing a high degree of connectivity and external and internal permeability.
- Typical road cross sections, integration with the existing and proposed surrounding road network and internalised car parking.
- A traffic management plan which must include a bicycle and pedestrian network plan and links to adjoining land and networks.
- The location and details of access points to Plenty Road, McDonalds Road and the future extension of Danaher Drive and Findon Road including intersection details of Findon Road with Danaher Drive and Plenty Road.
- Designation of uses permitted in the Business 3 Zone consistent with its peripheral location in the context of the Plenty Valley Town Centre.
- Active built form frontages of at least two storeys with minimal setbacks adjacent to Plenty Road and McDonalds Road. Buildings are to be provided with a high level of articulation.
- Strong architectural presence on the corner of Plenty Road and McDonalds Road to reflect its gateway location and visual prominence.
- Designation of the basalt escarpment within an appropriate open space context and the development of direct visual links between the escarpment and surrounding built form.
- Provision of interface treatments between any proposed development and the existing residential development at 841 Plenty Road.
- The designation of tree protection zones for all indigenous trees on the land and the integration of the trees within an appropriate development/open space context.
- Provision for the retention, protection and integration of mature Peppercorn trees on the corner of Plenty and McDonalds roads.
- Conservation, protection and interpretation of cultural heritage places in accordance with a detailed archaeological survey and heritage assessment. The archaeological survey and heritage assessment of the land must identify and define places of cultural heritage and archaeological significance, including recommendations for the protection,

restoration and integration of significant individual sites. The assessment must document the existing outbuilding and former settlement on the corner of Plenty and McDonalds Road and document the history of previous settlement on the land.

- An aboriginal cultural heritage survey to determine if any of the existing mature trees on the land are scar trees having cultural heritage significance.
- Provision of landscape architecture and urban design concept plans for all proposed public open space areas to the satisfaction of the Responsible Authority.
- Application of the principles of water sensitive urban design in accordance with the required stormwater management plan.
- A street tree concept plan.
- A conduit network concept plan to facilitate the future installation of advanced telecommunications services through fibre optical cabling.
- The stages, if any, by which the development is to proceed.