

--/20--
C75

SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO5**.

1.0

--/20--
C75

Requirement before a permit is granted

Before any subdivision commences a Development Plan must be prepared and endorsed to the satisfaction of the Responsible Authority.

The Development Plan may be amended to the satisfaction of the Responsible Authority.

2.0

--/20--
C75

Conditions and requirements for permits

No specific requirements.

3.0

--/20--
C75

Requirements for development plan

The Development Plan must show:

- An appropriate site layout that seeks to minimise any impacts on the surrounding area.

The Development Plan must incorporate the following plans:

A Design Framework Plan for the site which addresses:

- building height, bulk, materials and appearance that specify:
 - a positive contribution to the public realm, through the use of clear glazing, architectural features, defined entries and visually interesting treatments to the front of buildings;
 - minimisation of outside storage areas, and if they are required, location at the sides or rear of buildings;
 - designated waste storage areas, screened from view of the street;
 - use of high quality contemporary materials in muted tones;
 - visually permeable fencing along front boundaries;
 - signage being integrated into the design of the building/s;
- provision of landscaping, including:
 - appropriate landscaping buffers along the public perimeters, and where the site abuts an alternate zone, a wider buffer with a minimum width of 5 metres;
 - treatments to break up large hard-surfaced areas, including carparking; and
 - the screening of car parking, truck parking compounds, shipping containers and storage areas.

A Traffic Management and Impact Mitigation Plan to the satisfaction of the Responsible Authority that includes the identification of;

- appropriate access, circulation, and loading facilities;
- the interaction of these arrangements with, and impact of the development on, the existing and future road network, and upgrade works necessary to accommodate traffic generated by the use of the development and to mitigate the impact of the development.

A Flora and Fauna Assessment to be undertaken to identify areas of remnant indigenous vegetation and threatened species habitat for retention including:

- Whether there is any native or indigenous vegetation undertaken in suitable conditions;

- A plan identifying the location, type, condition and size and existing vegetation onsite;
- Recommendations as to the retention value of the existing vegetation; and
- Suggested management of any native or indigenous vegetation.

An *Environmental Management Plan* which addresses (but is not limited to):

- noise emission from the site limited to meet the SEPP-NI limits;
- stormwater and waste water management incorporating water sensitive design;
- underground and aboveground fuel storage facilities;
- building energy management;
- artificial light emission;
- potential contamination of the site;
- identify statutory obligations and document sustainability performance standards across the site;
- identify responsibilities and a schedule for implementation; and
- demonstrate the means by which the agreed level of performance will be achieved.

A *Flood Management Plan*, approved by the Responsible Authority that includes:

- measures to minimise any adverse off site flooding; and
- confirmation of the level of fill required for the land

An *Infrastructure Provision Plan* approved by the Responsible Authority which makes arrangements for the owner or developer or both, to meet or contribute to the cost of infrastructure and utilities, both on and off the site.

The Infrastructure Provision Plan must address:

- arrangements for provision of any necessary infrastructure or utilities;
- the provision of drainage and earthworks;
- the provision of road works both internal and external;
- the provision of landscaping;
- the provision of any other incidental works;
- the staging and timing of works;
- the securing of infrastructure and utility provision requirements via a Section 173 Agreement or agreements or via other acceptable means; and
- any other matter reasonably required by the Responsible Authority associated with the development.