

DEVELOPMENT PLAN REQUIREMENTS

6. Development Plans must include as appropriate.

- A site analysis and design response, including the boundaries and dimensions of the site, adjoining buildings and roads, generally in accordance with the provisions of Clause 52.35. (Urban Design Guidelines)
- A detailed assessment against the vision, objectives, design guidelines and preferred maximum heights and setbacks contained within the Incorporated Plan.
- The location and height of all buildings and works, including the relevant ground levels and building heights to AHD.
- Detailed elevations and sections drawn to scale including heights to Australian Height Datum (AHD).
- A coloured set of elevations and or perspectives including a samples board detailing the colours and materials to be used.
- Shadow diagrams detailing existing and proposed shadows at 9am, 12noon and 3pm at the equinox.
- The proposed uses for each building.
- The number and layout of all car parking spaces and access lanes.
- The number and location of all bicycle parking and associated facilities.
- The location of all loading areas and access to and from.
- Construction details of all roads, accessways, drainage works, vehicle parking and loading areas.
- Transport management measures in accordance with the Integrated Transport Plan approved under this schedule.
- A pedestrian access and movement plan, including details of access for people with disabilities.
- The location of all vehicle, bicycle and pedestrian accessways, including links to the east side of the railway line.
- The location and details of all open space, including areas available to the public.
- A landscape plan in accordance with the Landscape Plan approved under this schedule.
- Details of waste and recycling collection, storage and removal facilities and areas.
- Details of external lighting treatment.
- The indicative location, type and design of proposed signs.