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Proposed C106gelg

SCHEDULE 10 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO10**.

PORTLAND GATEWAY PRECINCT

1.0 Objectives

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- To create an identifiable character and visual quality for the precinct.
- To create an attractive built form entrance into Portland.
- To take advantage of the entrance location into the Portland CBD via New Street and the bypass/ring road via the Henty Highway.
- To facilitate high profile and large-scale commercial development.

2.0 Requirement before a permit is granted

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None specified.

3.0 Conditions and requirements for permits

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None specified.

4.0 Requirements for development plan

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A development plan must include the following requirements:

- Details of the staging of the development.
- Where relevant, appropriate arrangements for the provision and funding of infrastructure.
- The drainage of the land.
- Site topography having specific regard to future built form.
- The future road network, having specific regard for both vehicle and pedestrian access through and around the site.
- Overall landscaping for the precinct.
- Details of how potential offsite impacts such as odour, dust and noise will be minimised on the amenity of surrounding sensitive uses.
- Urban design features of the overall precinct, specifically streetscape character, place making and identity, and built form character.
- Subdivision design, if proposed, however larger lots are encouraged in this precinct to facilitate large scale commercial development.
- Commercial allotment design including, but not limited to; the location and scale of signs, sustainable building design, water sensitive urban design, landscaped frontage and interfaces with the residential area, site setbacks, and open space interface.