SCHEDULE 9 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO9

Mitchells Lane east

1.0 Requirement before a permit is granted

Before deciding on any application the Responsible Authority must consider:
- The purposes of the zone
- The approved Development Plan
- The Sunbury Strategy Plan
- The Mitchells Lane framework Plan

2.0 Requirements for development plan

A Development Plan must be prepared to the satisfaction of the responsible authority, and must show:
- The overall pattern of use and development of a sufficient area to demonstrate that development of the area is integrated with the surrounding region so that the region provides:
  - A variety of housing types, styles and densities.
  - The opportunity to maximise population densities and afford reasonable access to public transport systems.
  - A hierarchy of shopping and service facilities to meet the needs of residents.
  - A range of adequate public and privately financed community facilities appropriately located as development occurs.
- The proposed use of each part of the Zone.
- The pattern and location of a road system based on a safe and practical hierarchy of roads.
- Adequate access to the existing or proposed routes of an integrated public transport system.
- The location of regional and local open space networks, which demonstrate that provision, can be made for a wide range of recreational opportunities for future residents.
- The staging of development of the area to take into account of the effective provision of physical and social services having regards to the Government’s infrastructure program and the forecast demand for residential land.
- A landscaping concept plan for the area, which recognises Vineyard Road as a local approach road and gateway to the Sunbury township.
- The identification and treatment of any areas of cultural, historic, social or environmental significance.

In deciding whether the Development Plan (including any landscape plan or any amendment to these plans is satisfactory), the responsible authority must where appropriate, consider:
- The urban design, character and visual appearance of the proposed buildings and works.
- The extent to which the plan is consistent with the integrated development of the Sunbury Town Centre.
- The views of VicRoads, Western Water and Powercor.