

- objective of generally identifying oppropriate locations for housing types and densities whilst permitting flexibility to ensure the delivery of a diverse range of lot sizes throughout all transects;
- The urban framework should facilitate sustainable urban and environmental oulcomes to ensure social sustainability and improved diversity, equity and
- The neighbourhood structure should be sufficiently robust to facilitate diversity of land use (mix use development) which is flexible and adaptable to change;
- The proponent is to provide interpretive signage to recognise the Europoean heritage significance of the site within the design of public places within the ODP area to the satisfaction of the Shire of Murray;
- Development within the ODP area is required to have a minimum finished floor level of 2.8m AHD.

- The street network should be highly interconnected, legible and provide a structure that facilitates the requirements of all users;
- The street network should also facilitate view corridors to maximize vistas from
- The street network to be designed to reflect the principles of Liveable

Activity Centre Principles

- The Marina Village Precinct is the Identified activity centre and is envisaged to be a highly functional mixed use precinct comprising transit facilities, local retailing, towist support facilities and mixed use development (including residential), in a high quality public domain;
- The Marina Village Precinct will be subject to the preparation of a Detailed Area Plan to determine design content including allocation of uses, final design layout, retail floor space and general development standards;
- The final configuration and size of any marina is subject to the environmental assessment outcome under Section 38 of the Environmental Protection Act;
- Should a maina not be granted environmental approval, the 'Marina Village Precinct' is required to be redesigned to provide a mixed use activity centre that addresses and interacts with the Harvey Estuary to an environmentally acceptable level.

Housing Diversity (Lot Layout) Principles

Final residential densities will be determined at subdivision application stage, however, will generally comply with the ODP transects.

- Residential Code: R5
- Average lot size 3000
- As an alternative to R5, a survey strata rural cluster development is permitted subject to the preparation of a Detailed Area Plan.
 Detailed Area Plan required to address building envelopes, setbacks, tree retention.

- Residential Code R15 R25
 Indicative lot sizes 300m² 1000m²
- Urban Centre Residential Code - R50 - R100 +
 Indicative lot sizes 70m² - 300m²

- Public Open Space to be provided as 10% of the residential development area and to be configured as a series of linear vegetation corridors;
- A key principle for the location of public open space is to ensure the retention of significant creas of vegetation providing parkland linear corridors to facilitate pedestrian and cyclist movement:
- A public open space schedule is to be provided with each subdivision application. This schedule is required to identify the percentage and area of open space being provided within the area subject to the application and within oreas subject to previous subdivision approvals.

Outline Development Plan Point Grey Shire of Murray



ISSUE DESCRIPTION

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REFERENCE NUMBER POR PTG

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