

26/03/2009
C87**SCHEDULE 6 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO6**

DANDENONG SOUTH INDUSTRIAL AREA EXTENSION - KEYSBOROUGH & LYNDHURST SITES

This Development Plan Overlay applies to land at Keysborough and Lyndhurst which is to be developed for industrial purposes.

1.026/03/2009
C87**Requirement before a permit is granted**

Before a development plan has been approved, a permit may be granted for:

- Any building or works associated with the use of the land for agriculture.
- Extensions or alterations to an existing building or works constituting an area not greater than 10% of the area of the existing building or works.
- The use of the land and buildings and works affecting the land which are the subject of a planning permit application made to the responsible authority and lodged prior to 26 March 2009.
- The realignment of lot boundaries to enable the efficient and co-ordinated alignment of the road shown as LR5 (Lyndhurst Road 5) in the *Dandenong South Industrial Area Extension Structure Plan, January 2009* (incorporated document).
- The subdivision of the land into superlots generally not less than 30 hectares provided the superlots are clearly described as superlots on the plan of subdivision. The realigned lots or the superlot as the case may be cannot be used or developed for any purpose (other than for the activities described in bullet points 1 – 3 above) unless a development plan for that realigned lot or superlot as the case may be is approved under this Schedule.

2.026/03/2009
C87**Conditions and requirements for permits**

Any permit granted must:

- Ensure that any public open space shown in a development plan which is consistent with the *Dandenong South Industrial Area Extension Structure Plan, January 2009* or the *Dandenong South Industrial Area Extension Development Contributions Plan, January 2009* (incorporated document), is vested in the relevant authority.
- Require connection to reticulated sewerage, electricity and water supply systems.

3.026/03/2009
C87**Requirements for development plan**

Except for the land at 90 – 120 Colemans Road for which one development plan may be approved, generally a development plan must cover an area of not less than 30 hectares.

One development plan may also be considered for the land at 80 Colemans Road given the preliminary work undertaken, agreement to protection of native vegetation and limited connections to other parts of the amendment area, to the satisfaction of the responsible authority.

A development plan must be generally in accordance with the structure plan diagrams contained in the *Dandenong South Industrial Area Extension Structure Plan, January 2009* and otherwise have regard to that incorporated document.

The comments of the Department of Sustainability and Environment and Melbourne Water must be taken into account when the responsible authority considers a development plan.

A development plan must include requirements for landscaping or other measures on industrial land to achieve effective screening of industrial development from existing residential and rural residential properties.

A development plan should ensure that industrial uses satisfy threshold distances from existing community uses and either existing or proposed residential uses.

A development plan for the Lyndhurst site must provide for appropriate design solutions and landscaping to achieve a visually attractive interface to the Western Port Highway.

A development plan must include the following plans and reports all prepared to the satisfaction of the responsible authority:

A layout plan

A Layout Plan showing as appropriate:

- Significant features on the land and adjoining land.
- Existing easements.
- Pedestrian network.
- A bicycle network.
- The road network, including access points to the existing road network, consistent with the access principles in the *Dandenong South Industrial Area Extension Structure Plan, January 2009*.
- The public transport network.
- Native vegetation to be retained.
- Areas necessary to ensure the health of the native vegetation to be retained (native vegetation protection zones).
- Areas set aside for drainage in which native vegetation may be established.
- The proposed public open space network in accordance with the *Dandenong South Industrial Area Extension Structure Plan, January 2009* and the *Dandenong South Industrial Area Extension Development Contributions Plan, January 2009*.
- Urban design outcomes having regard to the urban design and landscaping guidelines contained in the *Dandenong South Industrial Area Extension Structure Plan, January 2009*.
- Landscape concept plan, including measures to protect and enhance natural features including existing significant vegetation and remnant trees which are to be retained in accordance with the *Dandenong South Native Vegetation Precinct Plan, January 2009* (incorporated document).
- The potential for site works (fill and excavation).
- How the development within the plan area can integrate with the adjoining industrial land.
- The proposed interface with residential areas and community uses.
- The potential to develop an inland port in the Lyndhurst area.

Staging plan

A staging plan showing as appropriate:

- Details of proposed staging and timing.
- How access is proposed during all stages of development.

Heritage assessment report

A Heritage and Archaeological Assessment Report which details the findings of a site specific archaeological investigation for each site within the development plan area.

The archaeological investigation must be undertaken by a person or firm with appropriate experience and qualifications in the field. The report should include recommendations for the management of any sites discovered during the undertaking of the investigation and/or during the development process.

The responsible authority may agree to waive this requirement.

Environmental management plan

A framework for an Environmental Management Plan (EMP) showing as appropriate:

- The environmental issues affecting the land.
- Goals and objectives of the EMP.
- Measures to be taken to ensure that appropriate landscaping is carried out in identified areas of environmental significance.
- Erosion and siltation control during construction.
- Designation of areas (if any) where human access to open space areas will not be allowed, including descriptions of the systems to be established and the means of precluding human access.
- An overview of the design details proposed for wetlands and open water bodies, including different edge treatments, vegetation associations, habitat areas, perching areas and underwater habitat.
- A Stormwater Management Plan that ensures appropriate hydrological regimes for retained vegetation based on expert ecological assessment.
- Incorporation of stormwater management measures, including stormwater storage and water quality improvement devices such as wetlands and open water bodies to the satisfaction of Melbourne Water.
- The requirements of the *Dandenong South Native Vegetation Precinct Plan, January 2009* including the protection and enhancement of areas of public open space, native vegetation to be retained and native vegetation protection zones to be established.
- Where offsets are required, the method of protecting those offsets through measures such as conservation covenants, section 173 agreements, or gifts to the Crown (where such gifts are accepted).
- Method of protection of the reserve areas to be vested in Council until such time as the reserve areas are developed.
- Any other matters as required by the responsible authority and the Department of Sustainability and Environment.

Integrated transport plan

An Integrated Transport Plan generally in accordance with the *Dandenong South Industrial Area Extension Structure Plan, January 2009*. The Integrated Transport Plan should take into account all transport modes and include an indicative public transport, road, bicycle and pedestrian network showing, as appropriate:

- Provision of access to the existing road network.
- Provision of adequate pedestrian and cycle ways and accommodation for potential public transport routes and public transport infrastructure.
- Integration with the Principal Public Transport Network.
- Any other matters as required by the responsible authority, Roads Corporation and the Department of Transport.

Stormwater management plan

A Stormwater Management Plan showing as appropriate:

- Construction and maintenance requirements for water bodies and wetlands.
- Details of stormwater management measures.
- How development will comply with best practice environmental management or urban stormwater.
- Any other matters as required by the responsible authority and Melbourne Water.

The Stormwater Management Plan must also be to the satisfaction of Melbourne Water.

Specific requirements for the Keysborough site

Boundary treatment

A development plan for the Keysborough site must provide boundary treatments in accordance with the *Dandenong South Industrial Area Extension Structure Plan, January 2009* to address the interface with land developed for residential purposes.

Interface requirements

A development plan for the Keysborough site must provide an integrated treatment of any interface with an existing community use to provide a 'buffer' of 30 metres which should incorporate existing boundary landscaped areas and boundary landscaped areas required by permits on the land used for a community purpose. The interface treatment must include landscaping on the industrial land and may include a road.

Intersection treatment

- The primary point of access to the industrial area north of Greens Road must be a signalised cross intersection and should be located generally 400-500 metres west of the Greens Road interchange with EastLink.
- The road pattern and road cross sections must reinforce the signalised cross intersection as the primary access point to the satisfaction of the responsible authority.
- An additional access point to Greens Road may be provided in the form of a left-in left-out intersection to service the industrial area north of Greens Road to the satisfaction of the responsible authority and the Roads Corporation. This intersection must be designed

to meet the access principles in the *Dandenong South Industrial Area Extension Structure Plan, January 2009*.

- The primary point of access must be developed either prior to or simultaneously with the development of any secondary lower volume access point.