23/02/2012
C39(Part 2)

# SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO4**

## MORWELL EAST BULKY GOODS PRECINCT AND TRARALGON EAST BULKY GOODS PRECINCT

## 1.0 Requirement before a permit is granted

30/06/2011
C39(Part 1)

A permit may be granted before a development plan has been prepared to the satisfaction of the Responsible Authority for the following:

- A minor extension, minor addition or minor modification to an existing use or development that will not prejudice the future, orderly development of the land for the purpose of the zone or any other aspect of the Municipal Strategic Statement.

## 2.0 Conditions and requirements for permits

30/06/2011
C39(Part 1)

Before deciding on an application to subdivide land, construct buildings, or carry out works, the responsible authority must consider, as appropriate:

- Whether the development of the land is occurring in an orderly manner having regard to essential services and roads.
- The interface between proposed and existing nearby developments.
- The design and location of any proposed buildings to enhance the character of the area.
- The timing and staging of the development of the land.
- The consistency of the proposed development with the approved development plan.
- The consistency of the proposed development with adopted Structure Plans, where relevant.

## 3.0 Requirements for development plan

30/06/2011
C39(Part 1)

A single development plan must be prepared for the whole of the land to which this schedule applies and be to the satisfaction of the Responsible Authority.

The plan must show:

### Site Analysis

- The site analysis must show the topography of the land, the location of any existing vegetation, drainage lines, sites of conservation, heritage or archaeological significance and other features.

### Land Use, Development and Subdivision

- Provide for the main use of each of the sites as a bulky goods/restricted retailing providing for restricted retail premises and their associated activities.
- Provide for other complimentary uses of the land in a location that:
  - Will not fragment the integrated development of bulky goods and restricted retailing on the land;

- Will not impede the long term growth potential of bulky goods and restricted retailing; and
- Will not lead to a concentration of industrial uses that would result in a defacto industrial precinct.

- A detailed description of the proposed use and activities.
- The overall subdivision layout including roads, public open space and other features of the subdivision in a manner which is responsive to the features identified in the Site Analysis.
- Details about the staging of the development.
- Details of the siting of buildings, car parking, and building materials and form.
- Access to the existing road network and provision for future access to adjoining properties.
- The location of vehicle crossings.
- Street networks that support building frontages with two way surveillance.
- Integration with future use and development on adjoining properties.

### Infrastructure Services

- A Stormwater Management Plan detailing the collection and treatment of stormwater including the size and location of all drainage system components.
- The provision of an integrated drainage scheme for the area that incorporates water sensitive urban design principles for improved sustainability and flood mitigation.
- A traffic management plan identifying the hierarchy of the internal road network.
- The location of any major infrastructure easements that exist or are required.
- An indicative plan of utility services showing all services located underground and the location of utility infrastructures.

### Landscape plan

- A full vegetation survey and condition statement as part of the landscape concept for the site.
- A landscape design and theme for the site, including public open space, buffer areas and road reserves taking into account existing vegetation and the desire to develop high quality bulky goods areas.

### Native Vegetation

- An assessment of any native vegetation to be removed having regard to Victoria's Native Vegetation Management: A Framework for Action, including how it is proposed to provide, manage and protect any necessary offsets.

### Cultural Heritage

- A cultural heritage assessment is to be prepared consistent with the requirements set by Aboriginal Affairs Victoria where required.

### Management plan

- A management plan for the protection of sites of environmental, heritage or archaeological significance during construction and development of the site.

### Flooding

- A detailed report to identify, consider and mitigate flooding issues.

### Plough Creek and Environment

- An assessment of the environmental issues affecting the Plough Creek and its surrounds.

### Amenity

- Measures necessary to protect the amenity and surrounding properties and the safety of the public.

## 4.0 Decision guidelines for development plan

30/06/2011
C39(Part 1)

Before deciding on a development plan, the Responsible Authority must be satisfied that the plan has regard to the following:

- Structure Plan, policy, strategy or guidelines relating to the land that have been adopted by the Responsible Authority.
- The need to ensure that the standard of development, architecture and built form in the Traralgon East Bulky Goods Precinct is of a high quality given their strategic locations at town entrances.
- Bulky Goods Retail Sustainability Assessment (2009).