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SCHEDULE 14 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO14**

TRUGANINA INDUSTRIAL AREA - BALANCE

1.0 Requirement before a permit is granted

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A permit for minor works may be granted before a development plan has been approved.

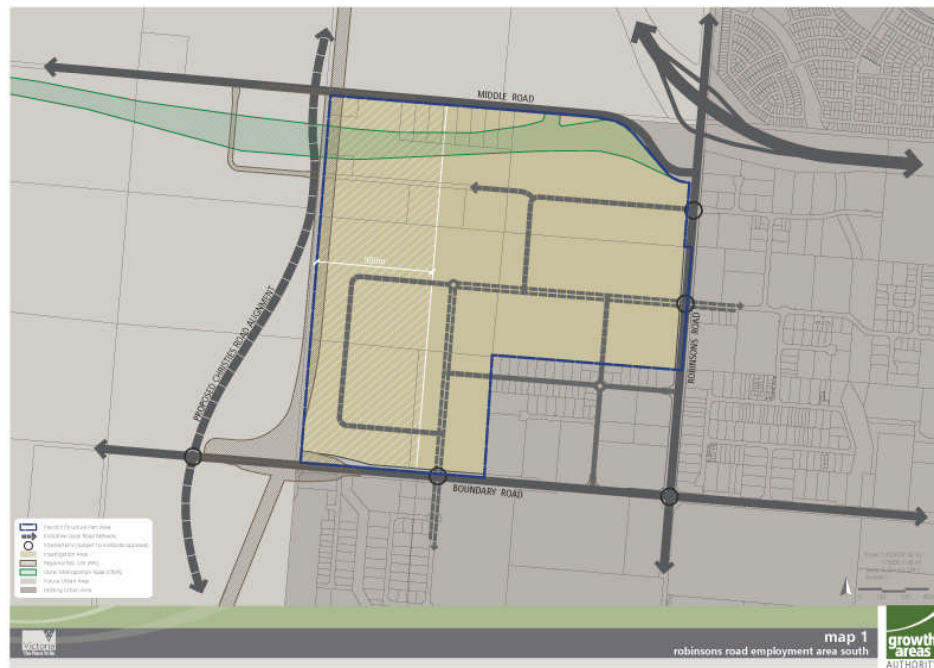
2.0 Conditions and requirements for permits

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All proposals for minor works (before a development plan has been prepared) must be accompanied by a report demonstrating that the minor works will not prejudice the preparation of a development plan.

A planning permit in respect of any land must contain conditions which give effect to the requirements of the development plan relevant to that land.

All planning permit applications for land within 500 metres east of Christies Road (between Middle Road and Boundary Road) must be referred to the Director of Public Transport pursuant to Section 55 of the *Planning and Environment Act 1987*.



3.0 Requirements for development plan

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A development plan may be prepared for the whole or part of the land.

The development plan must describe the land to which the plan applies and show or make provision for the following to the extent that these matters fit with proposed and likely major infrastructure.

- The relationship with the existing or proposed uses on adjoining land.

- A road layout pattern and design which is efficient, enhances the amenity of the area and establishes a movement network which provides connection between the proposed industrial area and adjoining areas.
- An access plan which addresses the impact of the development on the arterial and local road network and identifies mitigating works on those networks including funding arrangements, public transport, cycling and pedestrian access.
- A proposed lot layout that has regard to the types of uses which are proposed or likely to be developed and, which responds appropriately to the external road network.
- Demonstration that the proposed land use(s) and or development(s) will not prejudice the planning and development of major infrastructure including the Outer Metropolitan Ring Road, the Regional Rail Link, or the Western Intermodal Terminal Corridor
- Road and pedestrian infrastructure to allow for the future delivery of public transport services along Robinsons Road as part of the existing and proposed PPTN.
- Direct and efficient bus routes that serve the Metropolitan Remand Centre, Middle Road.
- The efficient delivery of water, sewerage, drainage, electricity and gas services.
- Major drainage lines, water features, proposed retarding basins and floodways and the means by which they will be managed and the water quality maintained.
- An overall landscape concept
- The identification of sites of conservation, heritage and archaeological significance including dry stone walls and the means by which they will be managed or any impacts minimised.
- The arrangements for providing and funding physical infrastructure to be provided on and off the land, including signalised and unsignalised intersections with the adjoining road network, bus stops and shelters, and contributions to the upgrade Boundary Road and Robinsons Road.
- The preparation of a stormwater management plan to the satisfaction of Melbourne Water and the responsible authority. The stormwater management plan must address the impact of stormwater drainage on downstream grasslands.
- The timing of development particularly having regard to the provision of infrastructure.

Archaeological Survey

An archaeological survey of the site must be carried out prior to submitting the development plan to the responsible authority for approval. The development plan must take into account the recommendations of the archaeological survey to the satisfaction of the responsible authority.

Flora and Fauna Survey

A Native Vegetation Management Plan must be prepared for the land affected by the development plan. The Native Vegetation Management Plan must contain all the arrangements, as appropriate, proposed for the avoidance, retention, removal or offset of native vegetation.

Building Design Guidelines

The development plan must include urban design guidelines that provide for, among other matters, the scale, form, height and colour of buildings and fences, landscaping of sites, setbacks to the adjoining road network and impacts on views from arterial roads and surrounding areas.

Other Requirements for Development Plan

Prior to the approval of a Development Plan, or approval of an amendment to a Development Plan, the responsible authority must consult with, as appropriate:

- Wyndham City Council
- Brimbank City Council
- Department of Sustainability and Environment
- Director of Public Transport

Agreement

Prior to the approval of a development plan, the owners of the land to which the development plan applies must enter into an agreement with the responsible authority. The agreement must make provision for infrastructure works or infrastructure contributions required in respect of:

- Where required, road works on the adjoining road network to the frontage of the land.
- Signalisation of intersections identified as signalised by VicRoads and Council.
- Bus stops and shelters on the road network on the land as directed by the Director of Public Transport
- The provision of land for road widening to Boundary Road and Robinsons Road to the satisfaction of VicRoads.
- The securing and subsequent maintenance (for 10 years) of offsite offsets for the removal of any native vegetation on the site

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Decision guidelines

Before deciding on a request to approve a development plan or a request to amend a development plan the responsible authority must consider:

- The views of VicRoads in relation to the ultimate width of Boundary Road and Robinsons Road.
- The views of the Director of Public Transport in relation to whether the development plan prejudices the planning and development of major infrastructure including the Outer Metropolitan Ring Road, the Regional Rail Link or the Western Intermodal Terminal Corridor.