

19/01/2006
VC37**SCHEDULE 14 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO14****SOUTH WEST INDUSTRIAL PARK (AREA 2)****1.0**
19/01/2006
VC37**Requirement before a permit is granted**

A permit may be granted to construct or carry out minor works before a Development Plan has been prepared to the satisfaction of the responsible authority.

2.0
19/01/2006
VC37**Conditions and requirements for permits**

Any application for minor works (before a development plan has been approved) must be accompanied by a report demonstrating that they will not prejudice the future development of the land in accordance with concept plan that forms part of this schedule.

3.0
19/01/2006
VC37**Requirements for development plan**

The development plan must describe the land to which the plan applies, generally be in accordance with the concept plan that forms part of this schedule and show or make provision for:

- The proposed use of each part of the land, having regard to the purpose of the Industrial 1 Zone.
- The relationship with the existing or proposed uses on adjoining land.
- A road layout pattern and design which is ecologically sustainable, enhances the character of the area and establishes a movement network which:
 - Implements the concept plan.
 - Provides good internal and external access.
 - Encourages use of public transport.
 - Provides connection between the proposed urban area and adjoining areas.
- A traffic assessment which addresses the impact of the development on the arterial and local road network and identifies mitigating works on those networks including funding responsibilities.
- A proposed lot layout that has regard to the types of uses which are proposed or likely to be developed.
- 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 scheme for landscape planting and the preservation of stands of indigenous vegetation and individual trees, together with any areas for regeneration.
- Sites of conservation, heritage and archaeological significance and the means by which they will be managed or any impacts minimised (including the location and management of the basalt stone walls referred to as BH2 - H7822-0214 in the Victorian Heritage Inventory).

- The arrangements for providing and funding physical infrastructure.
- The preparation of a stormwater management plan to the satisfaction of Melbourne Water and the responsible authority.
- Access to the road network to the satisfaction of, and at no cost to, the responsible authority and VicRoads.
- Appropriate noise attenuation from freeways and arterial roads.
- Addressing the impact of storm water drainage on downstream grasslands.
- The Brimbank City Council, Urban Design Strategy, December 1997.
- Bus routes and associated infrastructure such as bus shelters.
- The staging and anticipated timing of development.

Any development plan may be amended with the approval of the responsible authority.

Archaeological Survey

An archaeological survey must be carried out prior to the approval of the development plan. 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 flora and fauna survey must be carried out prior to the approval of the development plan. The development plan must take into account the recommendations of the flora and fauna survey to the satisfaction of the responsible authority and the Department of Sustainability and Environment.

Building Design Guidelines

The development plan must include guidelines that provide for, amongst other matters, the scale, form, height and colour of buildings and fences, landscaping of sites and impacts on views from arterial roads and surrounding areas.

Agreement

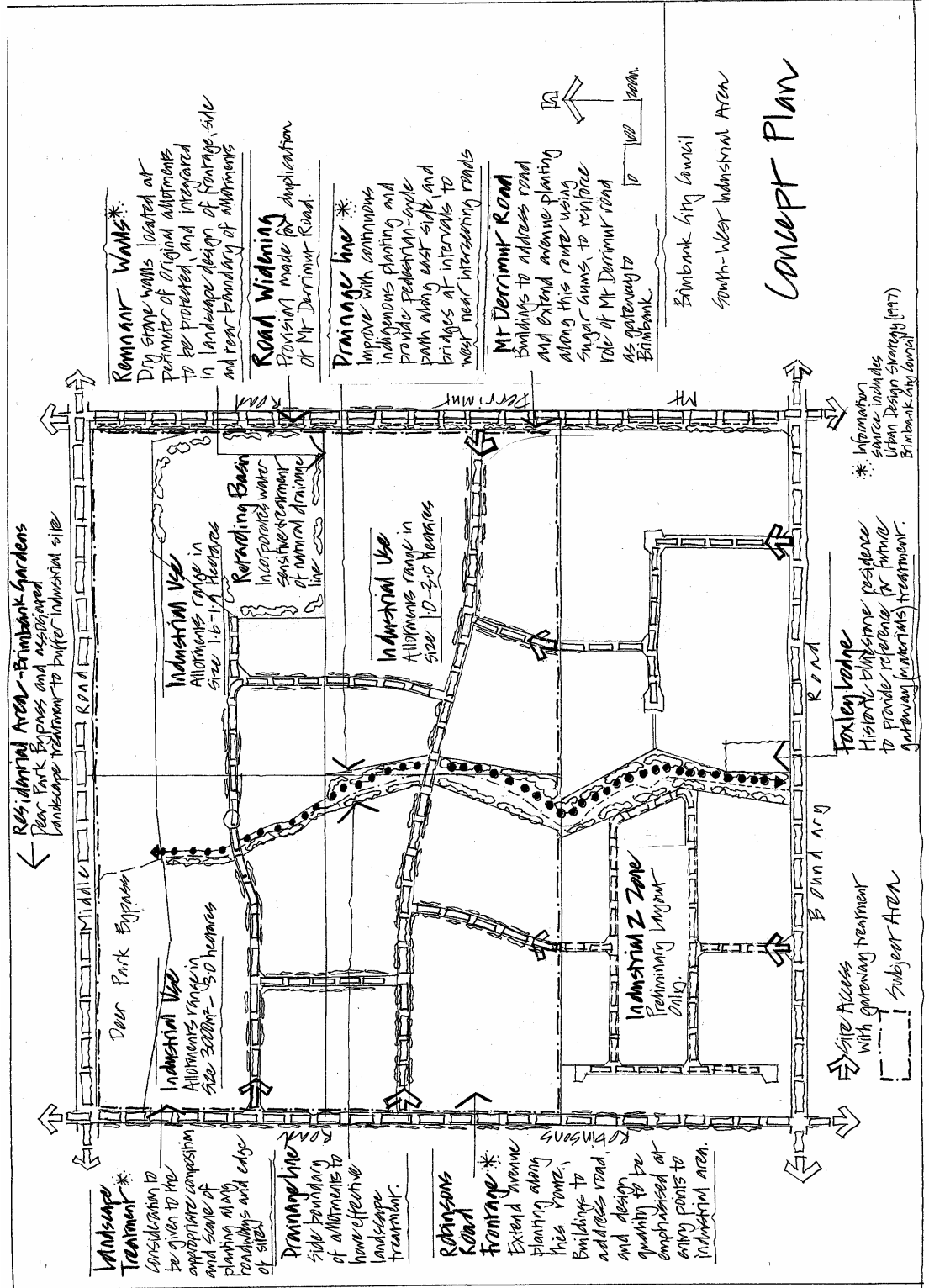
The responsible authority may require land owners to enter into an Agreement pursuant to section 173 of the Act.

The Agreement may make provision for:

A sharing of the costs of the development plan preparation and any studies required.

Contributions to be made by the owners towards the provision of on-site and off-site road, traffic and bridge infrastructure, drainage and stormwater retention works (including the provision of land and/or payment of financial levies) required as a consequence of the intended use and development of the land.

Contributions to be made by the owners toward the provision and maintenance of a linear park in association with Laverton Creek, including facilities for pedestrians and cyclists.



Remnant Walls *:
Dry stone walls located at perimeter of original allotments to be protected, and integrated in landscape design of frontage, side and rear boundary of allotments

Road Widening
Provision made for duplication of Mt Derrimut Road.

Planning line *:
Improve with continuous indigenous planting and provide pedestrian-cycle path along east side and bridges at intervals to west near intersecting roads

Mt Derrimut Road
Buildings to address road and extend avenue planting along this route using sugar gums to reinforce role of Mt Derrimut road as gateway to Brimbank

Brimbank City Council
South-West Industrial Area

CONCEPT PLAN

Residential Area - Brimbank Gardens
Dear Park Bypass and associated landscape treatment to buffer industrial site

Industrial Use
Allotments range in size 1.6-1.8 hectares

Retracting Basin
Incorporates water sensitive urban drainage of natural drainage line

Industrial Use
Allotments range in size 1.0-3.0 hectares

Industrial Use
Allotments range in size 3.0-3.0 hectares

Industrial ZONE
Preliminary layout only.

Foxley Lane
Historic building residence to provide reference for future gateway materials treatment.

Site Access
with gateway treatment
Subject Area

Landscape Treatment *:
Consideration to be given to the appropriate composition and scale of planting along roadways and edge of sites

Planning line
Side boundary of allotments to have effective landscape treatment.

Robinsons Road Frontage *:
Extend avenue planting along this zone. Buildings to address road, and design and detail to be emphasised at entry points to industrial area.

*: Information source includes Urban Design Strategy (UDS) Brimbank City Council