

04/10/2019
C205card

SCHEDULE 20 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO20**.

LANG LANG NORTH-WEST INDUSTRIAL 1 ZONE

1.0

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Objectives

None specified.

2.0

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Requirement before a permit is granted

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority.

3.0

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Conditions and requirements for permits

The following conditions and/ or requirements apply to permits issued following the approval of a development plan:

- The bushfire protection measures forming part of this permit or shown on the endorsed plans or shown in the development plan, including those relating to construction standards, defensible space and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

4.0

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Requirements for development plan

A development plan must include the following requirements:

- A treatment that creates an effective buffer between the industrial zoned land and the land to the north. A treatment may include open space, visual screening, streetscape or landscaping design, between the industrial zoned land and the land to the north. The land to the north will be developed for residential uses as nominated in the Lang Lang Township Strategy (2009).
- For land that fronts Westernport Road, no new access to McDonalds Track is permitted.
- Any new road access to Westernport Road must take into account the intersection of Stage 2 of the future Lang Lang Bypass and Westernport Road to ensure that it does not prejudice future access to Westernport Road from the Lang Lang bypass.
- Any subdivision or development of the land must provide or contribute to necessary street lighting and pedestrian access along Westernport Road to the intersection of McDonalds Track including along the southern side of Westernport Road, Lang Lang.
- An Access Strategy that provides for vehicular access to lots abutting a Road Zone, Category 1 to be from service roads, side streets and internal subdivision roads. The Strategy must also provide the construction of auxiliary lanes on Westernport Road at major access points. The Access Strategy must be to the satisfaction of the responsible authority and VicRoads.
- The nomination of a buffer zone within 300 metres of the property boundary of the South East Water Sewerage Treatment Plant which discourages sensitive uses within this zone due to adverse impacts from odour generated by the South East Water Sewerage Treatment Plant. These uses include; food and drink premise, cafe, convenience restaurant, office, retail premises or shop, education centre, leisure and recreation, caretaker house, service station, restricted retail, place of assembly, place of worship, and childcare centre.
- Design Guidelines for future buildings subject to the development plan. The guidelines must address built form and building features with the intent to minimise the impacts of internal operations on to the amenity of adjoining residential areas. These features may include but are not limited to acoustic measures, air quality treatments and building materials.

CARDINIA PLANNING SCHEME

- Building envelopes that provide for a 19m wide setback from the northern and western boundary of the Development Plan Overlay area to ensure the risk from bushfire is minimised and radiant heat exposure to new development does not exceed a BAL12.5, unless otherwise notified by the Fire Authority.
- The area within the 19m setback provided for bushfire management purposes must be kept clear of combustible materials and may include a perimeter road, unless otherwise notified by the Fire Authority.
- The development plan must show multiple access points to and from the Development Plan Overlay area.
- A Vegetation Management Plan must be provided to the satisfaction of the responsible authority and fire authority for the management of vegetation within the Development Plan Overlay area that is within 50 metres of the northern and western boundary of the Development Plan Overlay area in accordance with the following:
 - Grass must be short cropped and maintained during the declared fire danger period.
 - All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
 - Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
 - Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
 - Shrubs must not be located under the canopy of trees.
 - Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
 - Trees must not overhang or touch any elements of the building.
 - The canopy of trees must be separated by at least 5 metres.
 - There must be a clearance of at least 2 metres between the lowest tree branches and ground level