

12/09/2019
C090gelg

SCHEDULE 7 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO7**.

CENTRAL PORTLAND EMPLOYMENT PRECINCT

1.0

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Objectives

To achieve full utilisation of industrial land by rationalising the extent and directing industrial development to industrial zoned land within the precinct.

To facilitate the redevelopment of the eastern area of the precinct for a mix of residential and commercial uses.

To improve the efficient use of industrial allotments.

To create an identifiable attractive character and improved visual quality for the precinct.

To provide residential infrastructure including constructed access, open space and utilities through staged development.

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

None specified.

4.0

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Requirements for development plan

A development plan must include the following requirements:

- Details of the staging of the development.
- Where relevant, appropriate arrangements for the provision and funding of infrastructure.
- The drainage of the land.
- Site topography having specific regard to future built form.
- The future road network, having specific regard for both vehicle and pedestrian access through and around the site.
- Overall landscaping for the precinct.
- Details of how potential offsite impacts such as odour, dust and noise will be minimised on the amenity of surrounding sensitive uses.
- Urban design features of the overall precinct, specifically streetscape character, place making and identity, and built form character.
- Subdivision design for the industrial park area of the precinct as bounded by Browning Street to the west, Kennedy Street to the south, Garden Street to the north, and the existing railway line to the east. This is to include a variety of appropriate lot sizes based on anticipated industrial uses.
- Industrial allotment design including, but not limited to, sustainable building design, landscape frontage, site setbacks, and open space interface.