

12/09/2019
C090gelg

SCHEDULE 9 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO9**.

NORTH PORTLAND INDUSTRIAL PRECINCT

1.0

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Objectives

To develop the precinct with a focus on the delivery of innovative and environmentally sustainable industries that achieve best practice and have strong regional economic links.

To effectively manage the interface between industrial and sensitive uses and surrounding rural zones.

To create an identifiable and attractive character for the industrial precinct.

To improve the visual quality of the precinct that complements the business activities and adds to the value of these enterprises.

To maximise the available access to existing major transport infrastructure of road, rail and port facilities.

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.
- Design, size and location of all retarding basins to accord with current best practice.
- Hydrologic analysis of impacts on the existing biodiversity values found in relation to the existing wetland areas.
- The future road network, having specific regard for both vehicle and pedestrian access through and around the site.
- Traffic management controls (e.g. roundabouts) for the internal road network particularly at connections with the Henty Highway.
- 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, including the Portland North Primary School.
- Urban design features of the overall precinct, specifically streetscape character, place making and identity, and built form character.
- Industrial allotment design including, but not limited to, sustainable building design, landscape frontage, site setbacks, and open space interface.