

**22.04**

31/10/2019  
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**ENTERPRISE SITES POLICY**

This policy applies to the land shown on the attached map.

**22.04-1**

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**Policy basis**

The basis of the policy is drawn from the Sandbelt Open Space Project Development Plan, which identifies several ‘Enterprise sites’ where a range of land use opportunities are supported and promoted. This policy establishes a framework of design and development objectives to guide the future use and development of land on these sites.

**22.04-2**

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**Objectives**

- To promote innovative, well designed development which is compatible with the Sandbelt Open Space project and offers a range of rural, recreational, and tourism related opportunities on these high exposure sites.
- To ensure that the density, design and appearance of buildings is compatible with the scale and character of the surrounding non-urban location.
- To ensure that the development of land makes a positive contribution to the achievement of a linked network of public open space through the non-urban area.

**22.04-3**

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**Policy**

It is policy that:

- New development makes financial contribution for the provision and development of public open space through the Sandbelt Open Space project.
- The appearance of new development provides high standards of urban and landscape design which improve the landscape character of the non-urban area and make a positive contribution to the visual quality of the Heatherton Road and Boundary Road corridors. Car parking areas, pedestrian and vehicle accessways and advertising signage should be sited and designed to complement and enhance the character of the non-urban area.
- Building form generally be of low profile and density and constructed in materials/colours which complement the character of the non-urban area.
- Sensitive landscaping treatment be provided in all new development which complements the surrounding landscape character and has regard to any remnant stands of native vegetation. Landscaping endeavour to restore positive elements of the locality’s former ecology and landscape.

**22.04-4**

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**Policy references**

Sandbelt Open Space Project Development Plan - Melbourne Parks and Waterways - May 1994

Map 1: Enterprise Sites Policy Area

