08/12/2016
C109

SCHEDULE 13 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO13**.

ROMSEY SOUTH BUSINESS/INDUSTRIAL PARK

This schedule applies to land known as 2598 Melbourne-Lancefield Road, Romsey. This schedule aims to facilitate the subdivision of land in the Commercial 2 Zone and Industrial 1 Zone consistent with the approved development plan.

1.0
25/10/2012
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Requirement before a permit is granted

A permit may be granted before a development plan has been approved for the following:

- Any buildings and works associated with the use of the land for agriculture.

- Extensions or alterations to existing buildings and associated works.

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Requirements for development plan

The development plan must be generally in accordance with the Romsey Outline Development Plan, November 2009 and provide for:

- A subdivision design that identifies the location and distribution of all proposed uses.

- A functional road network that is designed to provide safe and convenient access to accommodate both standard and commercial vehicles.

- Road access from the Melbourne-Lancefield Road and a road linkage to allow for future access opportunities to adjacent land to the north.

- A 10 metre wide indigenous landscape reserve along the Melbourne-Lancefield Road frontage and Greens Road frontage.

- A drainage reserve with provision for a sewer pump station.

- Lot sizes that will provide for a range of business and industrial uses.

- A minimum lot size of 1500 square metres. Smaller lots may be considered as part of an integrated business park development subject to the provision of common car parking landscaping and pedestrian access paths.

- Lot sizes that have the capability to provide for on-site parking, loading and unloading and landscaping within the lot frontages.

- A 5 metre indigenous vegetation buffer incorporated within each lot adjoining the northern and eastern boundaries.

- Wide road verge widths to allow for landscaping, footpaths to create an overall appearance of openness and a landscape setting for a new development.

- A high degree of pedestrian and bicycle permeability and connectivity throughout the subdivision.

- Staging that demonstrates an orderly sequencing of the development and to provide an opportunity to commence development within both zones.

- Erosion control measures to the satisfaction of the responsible authority.

- Tree planting of suitable species to improve drainage to the satisfaction of the responsible authority.

The development plan must also include a drainage and stormwater management strategy to be prepared in conjunction with Melbourne Water, which includes:

- Designs informed by the following documents:

- *WSUD Engineering Procedures: Stormwater, CSIRO Publishing, 2005;*

- *Urban Stormwater: Best Practice Environmental Management Guidelines, CSIRO Publishing, 1999;*

- *Melbourne Water Standard Specifications for Stormwater Drainage;* and

- *Macedon Ranges Standard Specifications for Roadworks and Drainage.*

■ An integrated approach to stormwater system management designed and implemented on a catchment wide basis, that includes consideration of development impacts and provides for the stormwater management of any construction stage(s), interim stage(s) and the final development.

■ A stormwater management system that ensures peak discharge rates, volumes and pollutant loads of all stormwater leaving a site post development are no greater than pre-development and that ensures no detriment to any surrounding area.

■ Identification of all land to be set aside for drainage purposes, detailing the approximate size and location of all drainage reserves and system components and that:

- includes measures to safely control discharge for all storms, including 1 in 100 year ARI events; and

- includes designation of all floodways or areas subject to inundation.

■ Identifies and quantifies any site discharge across the rural land to the south detailing the location and manner of discharge across the site boundary.