

25/07/2019
C106well

SCHEDULE 5 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO5**.

INDUSTRIAL AREAS WITH COMPLEX INFRASTRUCTURE REQUIREMENTS

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 before a development plan has been prepared to the satisfaction of the Responsible Authority for the following:

- A minor extension, minor addition or minor modification to an existing development that does not prejudice the future, orderly use and development of the area affected by the Development Plan Overlay.

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:

A development plan must be prepared to the satisfaction of the responsible authority.

The plan must show:

Site Analysis

The site analysis must show the topography of the land, road access, the location of any existing vegetation, drainage lines, water features, retarding basins and flood ways, sites of biological, heritage or archaeological significance, sites that are potentially contaminated and any other relevant features.

Land use, Development and Subdivision

- How development of the site will respond to the policy requirements of clause 21.04- Settlement and 21.17 – Economic Development and related adopted structure or strategy plans.
- The proposed overall subdivision layout which:
 - Is responsive to the features identified in the site analysis.
 - Has regard to the types of uses which are proposed or likely to be developed.
 - Has regard to the purpose of the Industrial Zone and adjoining zones, essential services, community facilities and roads.
 - Provides a range of lot sizes to cater for a variety of use and achieve building floor spaces that are adequate to meet local industry needs.
 - Contains basic urban design guidelines for the development including streetscape, building design (setbacks, height and materials), vehicle access, car parking, loading and storage areas, and pedestrian movements.
 - Contains details of required buffer treatment where measures are necessary to protect the amenity and surrounding properties and the safety of the public.

Infrastructure Services

- Details of all infrastructure to be provided to the land including; water, sewerage, drainage, electricity and gas scheme.
- A Drainage Plan, to the satisfaction of the Responsible Authority and relevant Catchment Management Authority, which:
 - Provides an integrated drainage scheme for the area that incorporates Water Sensitive Urban Design principles and Best Practice Environmental Management Guidelines for improved sustainability and flood mitigation.
 - Ensures that erosion and siltation control during construction and after construction is managed in accordance with the measures outlined in the Environmental Protection Authority's relevant publications.
 - Shows waterways, proposed retarding basins and floodways and the means by which these will be managed and the water quality maintained.
 - Provides for landscaping within any drainage depressions that integrate with the site.
- A Traffic Plan which:
 - Provides a convenient, sealed and safe road network design that:
 - minimises access points onto designated Category 1 and 2 roads.
 - is based on a safe and practical hierarchy of roads including safe intersections and pedestrian and bicycle connections.
 - uses existing roads or road reserves when available.
 - conforms with the Infrastructural Design Manual, relevant Austroads publications and Australian standards.
 - supports buildings which front onto the road.
 - supports the use and operation of public transport (where appropriate).
 - Identifies and responds to the need for upgrades to intersections on Category 1 and 2 roads to the satisfaction of the relevant road authorities where the access to the development is:
 - obtained directly from the Category 1 or 2 road; or
 - obtained from a road other than Category 1 or 2 within close proximity to a Category 1 and 2 road that is considered as a main access link to the development.
 - Provides details on any required upgrades to the road network being road widening, sealing, intersections, access points and other upgrades.
 - Provides details of timing and developer provision of required infrastructure upgrades.

5.0 Decision guidelines for Development Plan

Before deciding on a development plan, the responsible authority must be satisfied that the plan has regard to the following information:

- Structure plans, policy, strategy or guidelines adopted by the Responsible Authority that relate to the subject land.
- SEPA principles of healthy urban design – refer to the background document *Healthy by Design: A planners' guide to environments for active living* (National Heart Foundation of Australia, 2004).
- The long-term affect on the amenity of future and current sensitive land uses.