

19/01/2006
VC37

SCHEDULE 6 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO6**

CAIRNLEA ESTATE - FORMER ALBION EXPLOSIVES FACTORY SITE

1.0 Conditions and requirements for permits

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Any permit granted must include conditions or requirements for an agreement with the responsible authority under Section 173 under the Planning and Environment Act 1987 covering the arrangements for the provision and funding of infrastructure.

2.0 Requirements for development plan

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The development plan must show:

- The proposed use of each part of the land.
- A range of lot types and densities.
- Provision for water, drainage, electricity, sewerage and gas.
- The pattern and location of a road system based on an ecologically sustainable and practical hierarchy of roads and connections between the proposed urban area and adjoining land.
- Waterways, proposed retarding basins and floodways and the means by which these will be managed and the water quality maintained.
- Site of conservation, heritage and archaeological significance and the means by which they will be managed.
- The staging and anticipated timing of development.
- The provision of educational, civic and community facilities.
- Open space facilities including pedestrian and cycle networks.
- A range of lot sizes within the residential areas.
- The design, building setbacks, building height and building materials on areas along the Western Highway and the Western Ring Road.
- Any landmark proposed for the site.
- An overall landscaping plan, particularly in public open spaces areas highlighting the preservation of indigenous vegetation where possible.

In considering the development plan, the responsible authority must consider:

- The impact on the significant environmental historic and archaeological features on the site.
- Accessibility to and from the site.
- Buffer distances between any industrial and residential uses.
- Whether the location, bulk, outline and appearance of the building and works will be in keeping with the future character and appearance of the overall subject site.

- Whether the location, bulk, outline and appearance of the building or works will be in keeping with or enhance the site when viewed from the Western Highway and Western Ring Road.
- The manner in which the Development Plan can proceed in the event that the owner of any land is not able or intending to develop.
- The Cairnlea Development Plan submission 1998 prepared by Hassell Pty Ltd.

3.0

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Cairnlea Retail Centre

In considering the development of the Cairnlea retail centre, the responsible Authority must consider:

- The Cairnlea Retail Centre Urban Design Guidelines, 2002 prepared by HASSELL Pty.Ltd.