

04/11/2010
C45

SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO1**

Port Fairy Industrial Precinct Development Plan

1.0 Requirement before a permit is granted

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The responsible authority can consider an application before the Port Fairy Industrial Precinct Development Plan has been prepared to:

- Construct a building or construct or carry out works associated with the use of the land for agriculture.
- Construct a building or construct or carry out works associated with an extension to an existing building not used for agriculture provided the floor area of the alteration or extension is not more than 50 square metres.
- Construct a building or construct or carry out works associated with a Minor utility installation.

2.0 Conditions and requirements for permits

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All proposals to construct a building or construct or carry out works before the Port Fairy Industrial Precinct Development Plan has been prepared must be accompanied by a report demonstrating that they will not prejudice the long term future use of the land for industrial purposes.

3.0 Requirements for development plan

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The Port Fairy Industrial Precinct Development Plan must be generally in accordance with the *Port Fairy Industrial Park Outline Development Plan* that forms part of this schedule.

The development plan may consist of plans or other documents and may with the agreement of the responsible authority, be prepared and implemented in stages and must include a:

Built Environment Plan

The Built Environment Plan must:

- Outline the proposed method of staging development works.
- Include site boundary dimensions.
- Include existing and proposed easements, if applicable.
- Delineate the drainage depression.
- Include the connection of all services to the site, including gas, water, electricity and sewerage.
- Include an internal and external road network design that meets the following:
 - All road work to be constructed with an all weather seal to a width of 7 metres.
 - Provision of the main access to the Port Fairy Industrial Precinct must be at the Port Fairy – Hamilton Road / Blackwood Road intersection and determined in

consultation with VicRoads. The access road to the Wannon Water waste water facility may be considered as a secondary access point in consultation with VicRoads and Wannon Water.

- Provision of safe and efficient vehicle movement (heavy vehicles, customer and employee vehicles) including car and truck parking. All roads, driveways, vehicle manoeuvring areas, vehicle parking areas and loading areas must be delineated and constructed with an all weather seal.

Drainage Plan

The Drainage Plan must:

- Provide for the retention of the drainage depression for the primary purpose of site drainage, overland flow and retardation basin. Overland flow of floodwater through the site is to remain unimpeded and be incorporated into the design of the drainage depression.
- Use Water Sensitive Urban Design principles in the management of stormwater.
- Be designed to provide for a 100 year ARI event as determined by the relevant Floodplain Management Authority.
- Ensure that erosion and siltation control during construction and after construction is managed in accordance with the measures outlined in Environment Protection Authority's Environmental Guidelines for Major Construction Sites.

Landscaping Plan

The Landscaping Plan must:

- Provide details on the location, layout and planting schedule for all landscape buffers and garden areas. The landscape buffers must be at least 5 metres wide at the rear of boundary allotments.
- Provide for a tree reserve along the Port Fairy – Hamilton Road to provide a screen to rear of allotments.
- Provide for a landscaped feature at the Port Fairy – Hamilton Road entry point to the industrial precinct.
- Provide for landscaping within the drainage depression that integrates with the tree reserve.

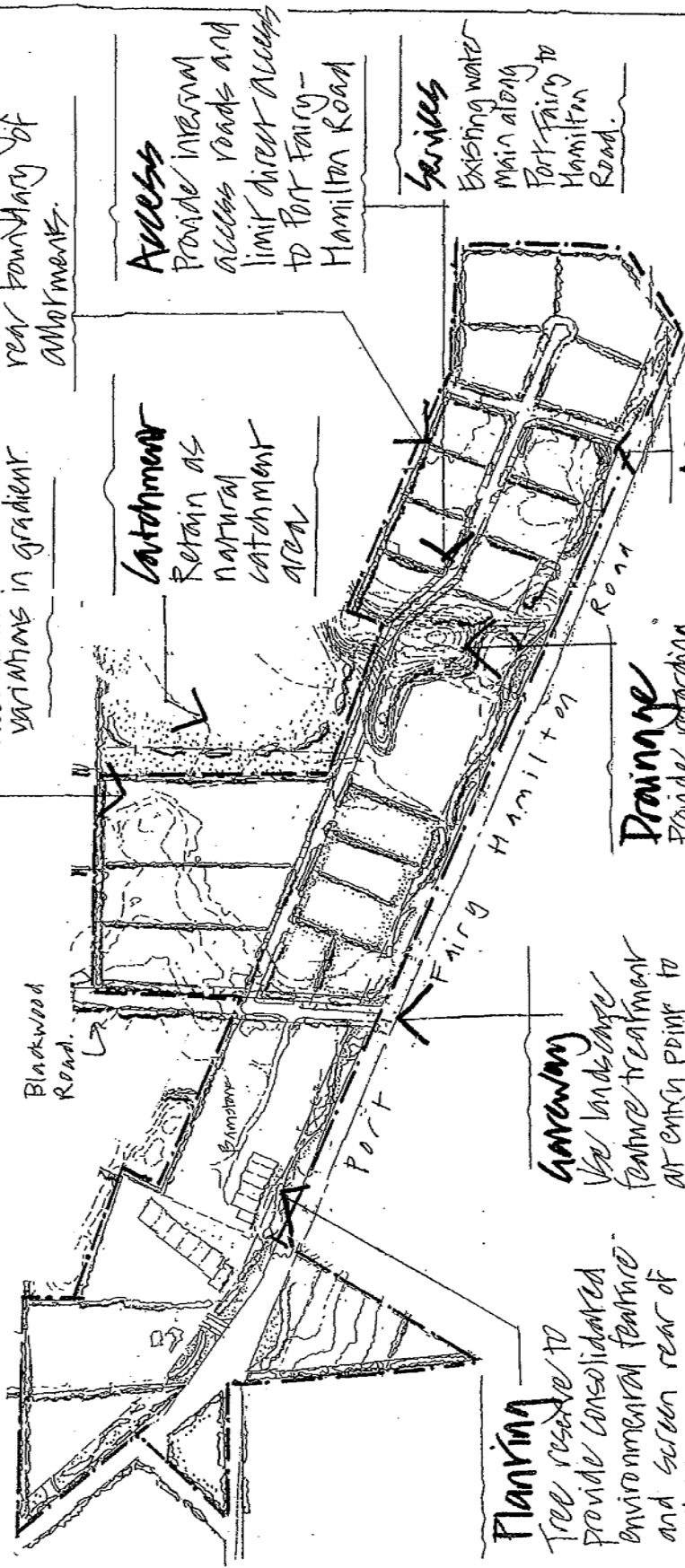
Cultural Heritage Plan

The Cultural Heritage Plan must:

- Include any sites of cultural or heritage significance and the means by which they will be managed.

Note: A Cultural Heritage Management Plan (CHMP) may be required under the Aboriginal Heritage Regulations 2007. Applicants are advised to contact Aboriginal Affairs Victoria to discuss CHMP requirements.

Port Fairy Industrial Park
Outline Development Plan



Planting
Maintain minimum width of 5 metres of planting along rear boundary of allotments.

Lot Range
Provide range of lot sizes with increased area to accommodate variations in gradient.

Access
Provide internal access roads and limit direct access to Port Fairy - Hamilton Road

Services
Existing water main along to Port Fairy to Hamilton Road.

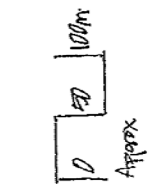
Catchment
Retain as natural catchment area

Access
Access to be negotiated with Wannon Water prior to subdividing

Drainage
Provide retaining basin and integrate landscape treatment with tree reserve.

Greenway
Use landscape feature treatment at entry point to new industrial area

Planting
Tree reserve to provide consolidated environmental feature and screen rear of allotments



[] ODF Stage 1.