

01/08/2013
C25**SCHEDULE 9 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO9**.

SALEYARDS/INDUSTRIAL PRECINCT, HAMILTON

This schedule aims to:

- develop a cohesive framework for the development of the Saleyards/Industrial Precinct over time, and to create a framework for improved economic opportunity in the Hamilton area.
- implement the Saleyards/Industrial Precinct Masterplan 2011.

1.0**Conditions and requirements for permits**01/08/2013
C25

A permit granted must include the following:

- Condition/s ensuring that any requirements or conditions set out in the development plan are implemented as part of the permit or the plans endorsed under the permit.
- Condition/s requiring that all industrial development must be serviced with reticulated water and sewerage, or where reticulated infrastructure is not available, conditions requiring that an appropriate alternative method of waste disposal and drainage is provided.
- Condition/s requiring that all industrial development is serviced with sealed roads to the satisfaction of the responsible authority.

2.0**Requirements for development plan**01/08/2013
C25

The Saleyards/Industrial Precinct Masterplan 2011 is the approved development plan for the purpose of this schedule.

An alternative development plan may be approved by the responsible authority provided it is generally in accordance with the Saleyards/Industrial Precinct Masterplan 2011.

An alternative development plan must show or include the following:

- A description of the relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.
- Provision of variation in types of industrial development and lot sizes that encourages:
 - ‘light’ industrial uses on smaller lots of 0.4 ha in the north to create a transition to the residential edge of the central business district and to the Grange Burn
 - moderate sized lots of up to 1ha to the east of the Saleyards
 - larger format industry on 2-3ha lots to the south of the Saleyards.
- Provision of a heavy vehicle hub at the intersection of South Boundary Road and Hamilton-Port Fairy Road.
- Provision of offices, truck parking areas, service stations and food outlets associated with transit use, and for use by the Saleyards, along the Hamilton-Port Fairy Road, north of the proposed truck stop;
- A **landscape plan** that addresses the following key principles:
 - Recognition of the role of the Henty Highway and the Hamilton-Port Fairy Road as a major entry into Hamilton from the south west, by establishing boulevard tree planting;

- Provision of a share bike / pedestrian path in redundant railway land, providing a bike/pedestrian connection through the precinct and a linear open space corridor.
- A tree buffer running east-west to filter views from existing residences to the Graincorp site.
- Upgraded lighting along Portland Road to improve the facilities in the area and support the development of this precinct.
- Through roads strategically located to allow for coordinated subdivision and wherever possible follow the existing land ownership pattern.
- Provision of building envelopes on lots on the north side of Officer Street showing a 20m building setback from the Council depot and future industrial lots.
- The staging and anticipated timing of development;
- A **soil and water report** to demonstrate the capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts on soil and water downstream of the development.

3.0 Saleyards/Industrial Precinct Masterplan

01/08/2013
C25

hamilton structure plan
saleyards/ industrial
precinct
masterplan
legend



- precinct boundary
- industrial 1 zone (small lots)
- industrial 1 zone (medium lots)
- industrial 1 zone (large lots)
- rural activity zone
- existing grazing land
- existing saleyards
- existing power sub-station
- landuse in association with truck stop
- potential truck stop
- design and development overlay
- existing vegetation
- entry avenue planting
- 700m sewage treatment plant buffer
- 500m saleyard buffer
- 500m landfill buffer
- building setback
- indicative lot boundaries
- water bodies
- proposed on road bike path
- proposed off road bike / pedestrian path
- existing major roads
- existing minor road
- existing bridge crossing
- proposed road
- alternate heavy vehicle route
- railway
- prominent intersection / node
- entry point/ node

Project Ref: 89435
 Dwg No.: LCD-006
 Scale: 1:5000@A1
 Date: 12.10.11
 Revision: C