

19/02/2009
C35(Part 2)

SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO2**

VACANT AND SEMI-DEVELOPED INDUSTRIAL AREAS

1.0

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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 development of the general area affected by the Development Plan Overlay.

2.0

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Conditions and requirements for permits

Before deciding on an application to subdivide land, construct buildings, or carry out works, the responsible authority must consider, as appropriate:

- Whether the development of the land is occurring in an orderly manner having regard to the Purpose of the Industrial Zone; the Purpose of adjoining zones; essential services; community facilities; and roads.
- The potential for future re-subdivision.
- The relationship of proposed and existing nearby developments, to reduce the chance of conflicting developments.
- The need to minimise access points to designated Category 1 and 2 roads.
- The design of any proposed buildings to enhance and reinforce the character of the area.
- The timing of the development of the land.
- The consistency of the proposed development with the approved development plan.

3.0

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Requirements for development plan

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

The plan must show:

Land use and Subdivision

- The proposed use and development of each part of the land having regard to the Purpose of the Industrial 1 Zone.
- The relationship between the proposed use and development of each part of the land with the existing or proposed use of the land.
- The proposed boundaries of the development area, and provide justification for those boundaries.
- The overall subdivision of the area, including where possible, the proposed subdivision lot layout that has regard to the types of uses which are proposed or likely to be developed.

- The overall pattern of development of the area, including any proposed future zoning shown on any relevant strategy plan within the MSS.
- Indicates how the use and development of the land will compliment and not detract from the use and amenity of any adjoining or adjacent future residential land use.
- Street networks that provide direct, safe and convenient pedestrian and cycle access and where appropriate, support the use and operation of public transport.
- If required, an accessible and integrated network of walking and cycling routes for safe and convenient travel to other adjoining communities (including existing and future areas included within the DPO), local destinations, open spaces and points of interest.
- The identification of major drainage lines, water features, proposed retarding basins and floodways, and the means by which they will be managed and water quality maintained.
- An overall landscape scheme detailing the proposed landscape planting, the preservation of any existing native vegetation, together with any areas for regeneration.
- The identification of sites that are potentially contaminated, are of biological, conservation, heritage and archaeological significance and the means by which they will be protected, managed, and potential impacts minimised.

Infrastructure Services

- The provision of an integrated water, sewerage, drainage, electricity and gas scheme for the area.
- The pattern and location of the major arterial road network of the area including the location and details of any required:
 - Road widening.
 - Intersections.
 - Access points.
 - Cycle lanes.
- The pattern and location of any internal road system that minimises access points to designated Category 1 and 2 roads, and is based on a safe and practical hierarchy of roads including safe pedestrian and bicycle connections.
- The identification and where appropriate, provision of public transport stops within easy walking distance to residential dwellings and key industrial and commercial areas.

Process and Outcomes

The plan should be developed with an appropriate level of community participation as determined by the responsible authority.

A management plan must be submitted as part of the development plan, indicating the proposed staging and timing of the development.

4.0

Decision guidelines for development plan

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

- Any relevant building design guidelines that set out the preferred scale, form, height and colour of buildings and fences, and measures to minimise impacts upon views from arterial roads and sensitive surrounding uses and areas.
- SEPA principles of healthy urban design – refer to the Healthy by Design Guidelines.
- The long-term affect on the amenity of future and current sensitive land uses.