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SCHEDULE 7 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO7**.

SALE GREYHOUND RACING FACILITY

1.0 Requirement before a permit is granted

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A permit may be granted before a Development Plan has been prepared to the satisfaction of the responsible authority for the following:

- Building or works associated with the existing use of the land for agriculture.
- An extension, addition or modification to an existing building.
- Re-subdivision of the land in accordance with Wellington Planning Scheme permit number P382/2012.

2.0 Conditions and requirements for permits

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A permit must not prejudice the intended outcomes of the Development principles and Concept plan or any likely outcome of the Development Plan.

3.0 Requirements for Development Plan

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A Development Plan must be prepared to the satisfaction of the responsible authority.

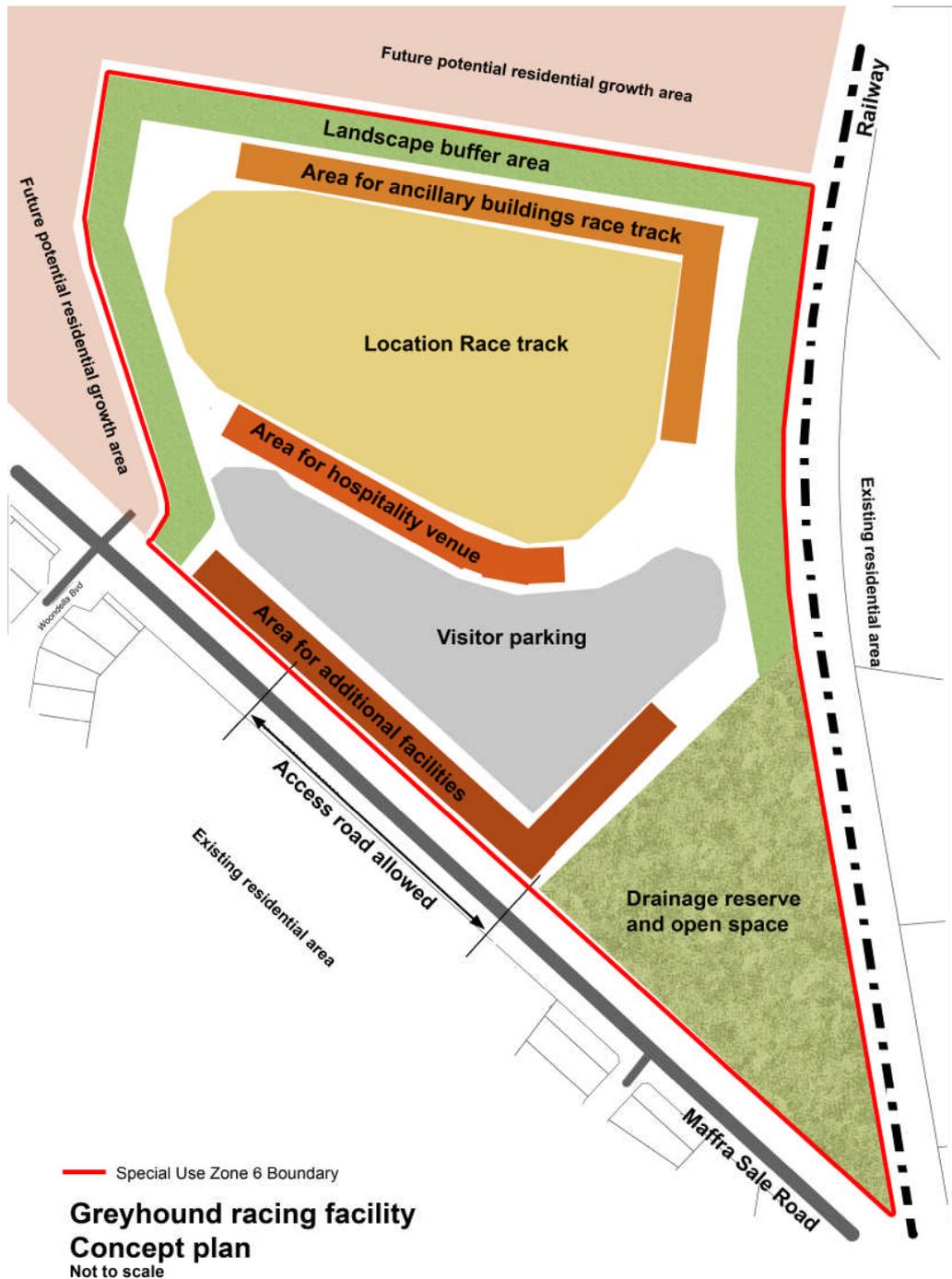
There must be only one Development Plan for the whole of the land to which this Schedule applies.

Development principles

The Development Plan must be in general accordance with the following Development principles and Concept plan.

- Development of the Sale Greyhound Racing complex must occur in the designated areas as shown on the Concept plan.
 - The design of the hospitality venue and grandstand building(s) must present active frontages to the parking area, Maffra Sale Road and the Race course. The main entrance must be located towards the parking area and Maffra Sale Road.
 - The additional facilities area must only be used to accommodate and enhance the entertainment, leisure and recreation potential of the site as set out in the Special Use Zone 6.
- The design and appearance of the building(s) must create a strong presence to the Maffra Sale Road.
- The site must be fully integrated with the surrounding existing and proposed future residential areas by means of:
 - A landscape buffer, which provides visual screening and minimises amenity impacts. The landscape buffer must have a minimum width of 30 metres unless it can be demonstrated that a reduced buffer width will achieve an appropriate outcome.
 - Appropriate setbacks for all greyhound facilities, including kennels and race track, in accordance with the Greyhound Facilities Code of Practice.

- A drainage reserve, which will also provide an opportunity for public open space.
- The landscape buffer area and drainage reserve must provide for publicly accessible connections between development in north Sale and the Sale CBD e.g. walking tracks and shared paths as outlined in the walkable neighbourhood principles contained in the *Sale, Wurruk and Longford Structure Plan (2010)*.
- The site must be served by one public vehicular access, which must be located on the Maffra Sale Road in a location to the satisfaction of the relevant road authorities.
- An alternative access point must also be provided for the sole use of emergency vehicles. The exact location of the access must be agreed with the relevant authorities.



Site analysis plan

The site analysis plan must be prepared to the satisfaction of the responsible authority. The plan must show:

- the topography of the land;
- 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.

Amenity impact response plan

An amenity impact response plan must be prepared to the satisfaction of the responsible authority and must comply with relevant State Environment Protection Policy and guidelines from the Environment Protection Authority. The plan must:

- Outline the impacts on surrounding areas including; noise levels, air-borne emissions, light spill or glare and traffic, based on:
 - traffic and carparking generated by the use;
 - the frequency and duration of any events and functions held on site;
 - transport of materials, goods or animals to or from the site;
 - race dog keeping and animal training on the site;
 - patron numbers;
 - hours of operation; and
- any other relevant features. Consider the requirements of the relevant State Environment Protection Policy and guidelines from the Environment Protection Authority including but not limited to:
 - Noise from Industry in Regional Victoria (NIRV),
 - State Environment Protection Policy; Control of Music Noise from Public Premises N-2 (SEPP N-2).
- Detail the required mitigation measures and any ongoing management processes necessary to protect the amenity of existing and potential future sensitive land uses.

Drainage plan

A drainage plan must be prepared to the satisfaction of the responsible authority and relevant Catchment Management Authority and must comply with the relevant Best Practice Environmental Management Guidelines. The plan must:

- provide an integrated drainage scheme for the site and reserve land to provide for the drainage catchment including the relevant potential future residential development in the North Sale Area to the west of the railway line;
- show waterways, proposed retarding basins and floodways and the means by which these will be managed and the water quality maintained;
- show how drainage from the site discharges to the Dawson Street drainage system or how the local drainage system can retain all storm water on site;

- show how discharge rates from the site do not exceed any predevelopment discharge rates;
- provide for landscaping within any drainage depressions within the site that incorporate Water Sensitive Urban Design principles;
- ensure that erosion and siltation control during and after construction is managed in accordance with the measures outlined in the Environmental Protection Authority's relevant publications; and
- any other matters as required by the responsible authority and the relevant water authority.

Traffic plan

A traffic plan must be prepared to the satisfaction of the responsible authority and relevant road authority and must comply with the Municipal Infrastructural Design Manual, relevant Austroads publications and Australian standards. The traffic plan must:

- determine the location of the public vehicular access which must be located on the Maffra Sale Road;
- show a safe and practical road hierarchy including safe intersections and pedestrian and bicycle connections between the site, surrounding existing and proposed future residential areas and Sale CBD;
- support the use and operation of public transport (where appropriate);
- show the carparking provisions including the location and design of car parking areas for all proposed uses; and
- provide details of any upgrades to the road network including road widening, sealing, intersections, access points and any other necessary upgrades as determined by the relevant road authorities.

Masterplan

The masterplan must respond to the issues identified in the site analysis, amenity impact response plan, drainage plan and traffic plan into a single plan. The plan must show how development:

- responds to the Development principles and Concept plan, the policy requirements of the Wellington Planning Scheme and related adopted structure or strategy plans;
- has regard to the types of uses which are likely to be developed;
- has regard to the purpose of the zone and adjoining existing and proposed future zones, essential services, community facilities and roads;
- ensures compatibility between the site and adjoining existing and potential future land uses through appropriate interface landscape treatments;
- will complement and not detract from the use and amenity of any adjoining or adjacent existing and potential future land uses; and
- will be provided with the necessary infrastructure including; water, sewerage, drainage, electricity, gas and telecommunications.

The masterplan must contain:

- urban design guidelines for the development including streetscape, building design (setbacks, height and materials), vehicle access, car parking, loading and storage areas, pedestrian and cycling movements, fencing and advertising signage;

- an overall landscape scheme detailing the proposed landscape planting (a significant portion of planting should be native species), the preservation and protection of any existing native vegetation, together with areas for regeneration and measures for weed management; and
- details of required mitigation measures and ongoing management processes to protect the amenity of surrounding properties.

Infrastructure Contributions

The Development Plan must identify all relevant components of infrastructure to be provided, how these are to be funded, and when these are to be provided. In addition, the Development Plan must include details of developer(s)' contributions towards the design and construction of works outside the site, including:

- intersections and other required road infrastructure;
- drainage infrastructure (including infrastructure for retardation and quality treatment(s), as required);
- pedestrian and cycling infrastructure linkages external to the site; and
- any other infrastructure components associated with the proposed development.

The arrangement (e.g. payments or works-in-lieu) of infrastructure contributions identified in the Development Plan will be agreed upon and given effect by an agreement entered into by the land owner(s) and the responsible authority under Section 173 of the *Planning and Environment Act 1987*.

If such an agreement already exists providing for the required infrastructure contributions, the owner of the land is not required to enter into a new agreement.

The above-mentioned agreement will lapse once all specified requirements of the agreement have been satisfied.

Process and Outcomes

The Development Plan should be prepared with an appropriate level of community participation as determined by the responsible authority.

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Decision guidelines for Development Plan

Before deciding on a Development Plan, the responsible authority must consider:

- Whether the development of the Sale Greyhound Racing complex is in general accordance with enclosed Development principles and Concept plan and any other plans required by the Development Plan Overlay 7.
- Whether the purpose and use are in accordance with the requirements set out in the Special Use Zone 6.
- The long-term affect on the amenity of current and proposed future sensitive land uses.
- Structure plans, policy, strategy or guidelines adopted by the responsible authority that relate to the subject land.
- Relevant State Environment Protection Policy and guidelines from the Environment Protection Authority including but not limited to;
 - Noise from industry in regional Victoria (NIRV),
 - State Environment Protection Policy; Control of Music Noise from Public Premises N-2 (SEPP N-2).

- The Greyhound Facilities Code of Practice.
- Supportive Environments for Physical Activity (SEPA) principles of healthy urban design – refer to the Healthy by Design Guidelines.
- The requirements of any external authority.