

07/09/2006
G55**SCHEDULE 12 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO12****TRUGANINA INDUSTRIAL AREA****1.0**07/09/2006
G55**Requirement before a permit is granted**

The responsible authority can consider an application for minor works before the development plan has been approved.

2.007/09/2006
G55**Conditions and requirements for permits**

All proposals for minor works (before a development plan has been prepared) must be accompanied by a report demonstrating that they will not prejudice the preparation of a development plan, and the future development of the land for industrial purposes.

3.007/09/2006
G55**Requirements for development plan**

The development plan must describe the land to which the plan applies and show or make provision for:

- The proposed use of each part of the land, having regard to the purpose of the Industrial 1 zone.
- The relationship with the existing or proposed uses on adjoining land.
- A road layout pattern and design which is ecologically sustainable, enhances the character of the area and establishes a movement network which:
 - Provides good internal and external access.
 - Encourages use of public transport.
 - Provides connection between the proposed urban area and adjoining areas.
- A traffic assessment which addresses the impact of the development on the arterial and local road network and identifies mitigating works on those networks including funding responsibilities.
- A proposed lot layout that has regard to the types of uses which are proposed or likely to be developed.
- Water, sewerage, drainage, electricity and gas services.
- Major drainage lines, water features, proposed retarding basins and floodways and the means by which they will be managed and the water quality maintained.
- An overall scheme for landscape planting and the preservation of stands of indigenous vegetation and individual trees, together with any areas for regeneration.
- Sites of conservation, heritage and archaeological significance and the means by which they will be managed or any impacts minimised, including drystone walls.
- The arrangements for providing and funding physical infrastructure.
- The preparation of a stormwater management plan to the satisfaction of Melbourne Water and the responsible authority.
- Access to the road network to the satisfaction of, and at no cost to, the responsible authority and Vic Roads.
- Addressing the impact of storm water drainage on downstream grasslands.
- Bus routes and associated infrastructure such as bus shelters.
- The staging and anticipated timing of development.

Any development plan may be amended with the approval of the responsible authority.

Archaeological Survey

An archaeological survey of the site must be carried out prior to submitting the development plan to the responsible authority for approval. The development plan must take into account the recommendations of the archaeological survey to the satisfaction of the responsible authority.

Flora and Fauna Survey

A flora and fauna survey must be carried out prior to the approval of the development plan. The development plan must take into account the recommendations of the flora and fauna survey to the satisfaction of the responsible authority.

Building Design Guidelines

The development plan must include guidelines that provide for, amongst other matters, the scale, form, height and colour of buildings and fences, landscaping of sites and impacts on views from arterial roads and surrounding areas.

Agreement

The responsible authority may require land owners to enter into an Agreement pursuant to section 173 of the Act.

The Agreement may make provision for:

- Contributions to be made by the owners towards the provision of on-site and off-site road, traffic and bridge infrastructure, drainage and stormwater retention works (including the provision of land and /or payment of financial levies) required as a consequence of the intended use and development of the land.
- Contributions to be made by the owners toward the provision and maintenance of a linear park in association with Dunes Drain Open space reserve, including facilities for pedestrians and cyclists.