

SCHEDULE 7 TO THE DEVELOPMENT PLAN OVERLAY

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

SPECIMEN HILL INDUSTRIAL AREA**1.0 Conditions and requirements for permits**

Any development and subdivision must be generally in accordance with the Outline Development Plan attached to this schedule.

All development must meet the following requirements:

Amenity

Any building or works must not detrimentally affect the amenity of the locality, including through the:

- Appearance of any building, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

Access

There shall only be one road access to the site from the Calder Highway and the access must be completed to the satisfaction of VicRoads. Plans and specifications must be submitted to and approved by VicRoads, prior to the commencement of the development or subdivision.

Utility services

All industrial development must be serviced with reticulated water, sewerage and electricity and drainage. Overhead powerlines must be minimised.

All industrial development must be serviced with sealed roads.

Safeguards

Prior to the development of the site, a preliminary engineering assessment must be undertaken to provide details of necessary safeguards to be adopted during the development of the site and its later operation to the satisfaction of the Responsible Authority, in consultation with the Environment Protection Authority.

Comments will be sought from the Environment Protection Authority in relation to any application.

The owner, as soon as practicable, must carry out a self monitoring program under the direction of the Environment Protection Authority in relation to any concerns arising from surface run-off or leaching of potential contaminants into the land.

3.0 Requirements for development plan

The development plan must:

- Be generally in accordance with the Outline Development Plan.
- Describe the relationship of proposed uses on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.
- Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- Identify the staging and anticipated timing of development.
- Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation.
- Provide suitable linkages between highways, major roads and urban areas.
- Provide a soil and water report with all applications 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.

Specimen Hill Industrial Area Outline Development Plan

