

12/07/2007
C11

SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO 1**

ARARAT RENEWABLE ENERGY PARK

1.0

Conditions and requirements for permits

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An application to construct a building or to construct or carry out works must be accompanied by the following information, as relevant:

- The location, height, dimensions, design, floor area and façade treatment of all buildings and canopies, and details of site works.
- Vehicle access to the land including the number, location and layout of all vehicle parking areas and access to and from such areas.
- The location and proposed uses of buildings and works on the site generally.
- Details of all proposed advertising and directional signage.
- Details of the landscaping of the site including paving and surface treatments;
- Provision for the unloading and/or loading of vehicles.
- Provision for storage and collection of waste.
- Details of the location and nature of all on-site illumination;
- Details of perimeter, internal or security fencing.
- Details of the high quality design of the proposed buildings or works.
- Any other matters considered relevant to the proposed development.
- Details of sewerage provisions to the site.

2.0

Requirements for development plan

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The development plan must:

- Describe the relationship of proposed uses on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.
- Describe how the proposed use of the land is related to the renewable energy industry.
- Describe any road and lot layouts.
- Describe any vehicle and pedestrian access to the land.
- Describe how the proposed development respects the Ararat Aerodrome site, particularly in relation to height and amenity.
- Identify any sites of environmental significance, conservation, heritage or archaeological significance and identify the means by which they will be managed.
- Identify how the development will manage or negate any impacts on the nearby Hopkins River.
- Provide appropriate arrangements for the preservation or regeneration of existing vegetation.

- Identify the intended approach to the staging and contributions to infrastructure provisions, including the application of development contributions.
- Include a traffic impact assessment which identifies existing conditions and describe any road development works that are required.
- Include specifications of the development and design guidelines as it applies to development within the site.
- Describe how the design of site drainage and stormwater management systems shall include water sensitive urban design features and incorporate any requirements from the Glenelg Hopkins Catchment Management Authority.