

19/01/2006  
VC37**SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO1**

**SPECIAL INDUSTRIAL AREA, POINT WILSON**

This schedule applies to the Industrial 2 zone located in Dandos Road, Point Wilson. Whilst this land has not been developed apart from an existing quarry operation, the zoning of the land recognises its potential as a site for a large scale industrial development requiring substantial buffer distances. A development plan is required to ensure that the area's environmentally significant flora and fauna is protected and that all planning issues are fully addressed prior to the issue of a permit for the development of the land.

**1.0**19/01/2006  
VC37**Requirement before a permit is granted**

A permit may be granted before a development plan is prepared and approved, to subdivide land to create new road reserves, to create a lot for an existing use, or to excise land so that it can be consolidated with an adjoining Title (whether or not in the same ownership).

**2.0**19/01/2006  
VC37**Requirements for development plan**

Prior to the submission of any development plan, a summary report regarding the proposed use and development must be submitted to the responsible authority. This report must contain sufficient information regarding the proposal, to enable the responsible authority to seek the advice of the Minister administering the Environmental Effects Act 1978 as to whether a Preliminary Environment Report or Environment Effects Statement is required for assessment in accordance with Section 8 of the Act.

The development plan must be prepared to the satisfaction of the responsible authority and must include:

- A detailed description of the proposed use and activities.
- Measures necessary to protect the amenity of surrounding properties and the safety of the public.
- A site layout plan, showing all internal roads, driveway and hardstand areas, buildings and external processing plant, landscape areas, fencing and areas to be set aside for nature conservation.
- Elevation drawings to scale showing the colour and materials of all buildings and structures.
- Provision of infrastructure services to the site including water supply, sewerage and electricity.
- The drainage of the land.
- The arrangements for the collection, treatment and disposal of effluent and stormwater and measures to ensure this is away from environmentally sensitive areas. This must include information demonstrating that any effluent and stormwater discharge to Corio Bay satisfies the requirements of the State Environment Protection Policy "Waters of Victoria" Schedule F6 – Waters of Port Phillip Bay.
- Details about the staging of the development.
- Any proposed subdivision to create one or more lots which will not prejudice the area for large scale industrial development.

- Measures necessary for the bunding of chemical storage or processing areas to prevent accidental leakages into the surrounding environment.
- Measures proposed to protect existing wildlife habitats, (including bird flight paths) and adjoining land uses from adverse effects caused by the proposed development and operation of any industrial plant.
- Measures proposed for the ongoing management of buffer areas and adjoining land as wildlife habitats (including any proposed joint management arrangements with adjoining landowners or relevant public authorities).