

19/01/2006
VC37

SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY

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

CANTERBURY ROAD AND DORSET ROAD STRATEGIC INDUSTRIAL AREA

1.0
19/01/2006
VC37

Requirements for development plan

The development plan must include:

Road network

- The road network proposed for the site including:
 - A traffic management plan identifying the hierarchy of the internal road network.
 - The location and types of access points to Canterbury Road and Dorset Road taking into account existing vegetation and the existing road network.
 - The provision of internal road frontage to the areas of public open space.

Lot size and layout

- An indicative lot layout for the site showing:
 - Larger lots abutting Canterbury Road or Dorset Road.
 - Larger lots abutting the western boundary.
 - The treatment of the Melbourne Water pipe track so as to provide a level of public surveillance or the incorporation of the pipe track as part of each lot.
 - The location of vehicle crossings.
- An explanatory statement illustrating the demand for the range of lots provided.

Building envelopes

- Building envelopes for all lots that:
 - Abut the western boundary of the site.
 - Abut the public open space.
 - Abut Canterbury Road or Dorset Road.
 - Contain remnant native vegetation.

Landscape plan, setbacks and buffers

- A full vegetation survey and condition statement as part of the landscape concept for the site.
- Landscape buffers and setbacks of:
 - 15 metres to Canterbury Road.
 - 15 metres to Dorset Road.

- 30 metres to the western boundary of the site.
- 15 metres to the public open space.
- The retention of remnant native vegetation, including dead vegetation deemed to have habitat value, in the setback areas.
- A landscape design and theme for the site, including public open space and buffer areas, taking into account existing vegetation and the desire to develop high quality industrial areas.

Public open space

- The location and treatment of all areas of public open space, including the location of pathways and other linkages to the existing open space network.
- The public open space network of the site including:
 - An area of open space in the south east corner of the site.
 - The area known as the “Horse Pond”.
 - Buffer areas to Dandenong Creek of 30 metres.

Location of utility services

- An indicative plan of utility services showing:
 - All services located underground.
 - The location of substations, transformers and other bulky items of infrastructure.

Management plan

- A management plan including mechanisms for the protection of remnant vegetation during construction and development of the site.

Stormwater management plan

- A stormwater management plan to prevent sediment, litter and contaminated stormwater entering the stormwater system, areas of proposed public open space or the Dandenong Creek during and after construction and development of the site.