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## **SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO2**.

### **CANNING ROAD, SPRINGHURST**

#### **1.0 Requirements before a permit is granted**

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A permit may be granted prior to the approval of the development plan provided that:

- The permit application has been lodged pursuant to Section 96A of the Planning & Environment Act 1987;
- The responsible authority is satisfied that the grant of a permit will not prejudice the outcomes for the land set out in the requirements to this schedule;
- The permit includes any conditions or requirements set out in this schedule.

#### **2.0 Requirements for Development Plan**

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The Development Plan must show:

- An appropriate site layout that seeks to minimise any impacts on the surrounding area.
- The relationship of development proposed on the land to existing and proposed development on adjoining land and proposed buffer areas separating land uses.
- The staging and anticipated timing of development.
- An overall scheme of landscaping and plantings and any measures for the preservation or regeneration of existing vegetation.
- A suitable linkage between highways, major roads and township areas.
- Proposed water supply systems, to service development on site, by either bore water, on site dam, reticulated system. The use of dams will require demonstration that site, soil type and location are appropriate. Bore water proposals should be accompanied by results demonstrating that the water is potable and supply can be assured.
- The proposed water supply, storage and systems required for fire fighting purposes.
- All development must be serviced with a water supply, reticulated electricity and telecommunications.
- All development must be serviced with either sealed or all weather access roads to the satisfaction of the Responsible Authority.
- Details of noise attenuation measures between industrial uses/transport terminal and uses within the adjoining Township Zone (as appropriate) based on the Environmental Plan (e.g. including buffer areas).

The Development Plan must incorporate the following plans:

1.1 A *Design Framework Plan* for the site which addresses:

- The use of muted tones and colours in buildings;
- Consistency in materials to be used throughout the area;
- Energy efficiency of the buildings on the site;
- The manner in which buildings on the site will complement the surrounding environs;

- An appropriate building set back to all existing roads and the Hume Freeway to the satisfaction of the Responsible Authority and Road Authority;
  - The location of appropriate buffers (which may include mounding) around the perimeter of the site including a 10 metre boundary buffer to western, southern and north western boundary;
  - An appropriate amount of car parking to be provided;
  - The screening of the car parking compounds, truck parking area and storage area by landscaping;
  - The provision of fencing which is both visually attractive and provides secure environment;
  - The location of advertising signs on site showing all business identification sign including height, size and design.
- 1.2     *A Traffic Management Plan and Impact Mitigation Plan* to the satisfaction of the Responsible Authority and Road Authority that includes the identification of;
- Appropriate access, circulation and loading facilities for road and any future rail operation;
  - The interaction of these arrangements with, and the impact of the development on, the existing road network and upgrade works (that may be necessary) to accommodate traffic generated by the use of the development and to mitigate any impact of the development.
- 1.3     *A Landscape Plan* which addresses the internal environment and surrounding environs of the site including;
- The provision of a landscape boundary to Canning Road entry to the site;
  - The screening of the buildings and warehouses.
- 1.4     *An Environmental Management Plan* which addresses (but limited to):
- Noise emission from the site limited to meet SEPP\_N1 limits;
  - Stormwater and waste water management incorporating water sensitive design;
  - Underground and above ground fuel storage facilities;
  - Building energy management;
  - Artificial light emission;
  - Potential contamination of the site.
- 1.5     *An Infrastructure Provision Plan* approved by the Responsible Authority which makes arrangements for the owner or developer or both to meet or contribute to the cost of infrastructure and utilities, both on and off the site, generally associated with the Canning Road Site. The Infrastructure Provision Plan must address:
- Arrangements for provision of any necessary infrastructure or utilities referenced in the various plans;
  - The provision of drainage and earthworks;
  - The provision of road works both internal and external;
  - The provision of landscaping;
  - The provision of any other incidental works, the staging and timing of works.

### 3.0

### Decision Guidelines

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When considering the Canning Road site Development Plan, the Responsible Authority must consider:

- The outcome of the consultation as specification in clause 1.0.
- Potential off-site effects including those associated with:
  - Lighting;
  - Noise;
  - Traffic access and parking generated by employees, visitors and service providers and any amelioration measures to be taken to reduce impacts;
  - Visual impacts, including view corridors into the site;
  - The effect of the Canning Road development on the use or development of nearby land to provide for suitable separation distances from surrounding use and development.

#### **4.0 Development permitted without a Development Plan**

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Minor and ancillary works associated with infrastructure provision, site utilities and services and drainage works for the Canning Road site are permitted prior to the approval of the Canning Road Development Plan provided:

- A permit is not otherwise required by another provision of this scheme;
- Such works have been approved by the Responsible Authority; and
- The Responsible Authority is satisfied with the arrangements for any appropriate contributions to infrastructure associated with the Works proposed.

#### **5.0 Requirements for a Planning Application**

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An application for a Planning Permit for any development on the site (or lot created by subdivision) must include an assessment against the provisions and/or recommendations of the following documents which form part of the development plan:

- Design Framework Plan
- Traffic Management and Impact Mitigation Plan;
- Landscape Plan;
- Environmental Management Plan;
- Infrastructure Provision Plan.

#### **6.0 Conditions and requirements for permits**

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Prior to the granting of a permit for any use, development or subdivision, the application must be referred to the Roads Corporation pursuant to Section 55 of the Planning and Environment Act 1987.

All permits granted must include conditions requiring (as appropriate):

- Contributions to the relevant infrastructure, in accordance with the approved Infrastructure Provision Plan and existing associated agreements devised for the Canning Road site.
- A Section 173 agreement pursuant to the planning and Environment Act 1987 entered into between the Responsible Authority and the owner of the site to control the future use of the approved development in a manner that is consistent with the purposes of the site as a freight terminal and warehousing.