

19/02/2009
C35(Part 2)**SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO3****COBAINS ROAD HOMEMAKERS CENTRE & BULKY RETAILING****1.0 Requirement before a permit is granted**19/02/2009
C35(Part 2)

No buildings or works may be constructed and no subdivision shall be approved on the Cobains Road Homemakers Centre & Bulky Goods Retailing site until an overall development plan for the land has been prepared and approved to the satisfaction of the responsible authority.

2.0 Conditions and requirements for permits19/02/2009
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A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- Agriculture and any buildings or works in association with the use of the land for agricultural purposes.
- A fence.
- Minor extensions, additions or modifications to any existing use or development.

3.0 Requirement for development plan19/02/2009
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No buildings or works may be constructed and no subdivision may be approved on the Cobains Road Homemakers Centre & Bulky Goods Retailing site until an overall development plan for the land has been prepared to the satisfaction of the responsible authority.

The development plan must:

- Provide for the main use of the land as a homemaker and bulky goods retail site providing for restricted retail premises and their associated activities.
- Provide for other complimentary uses of the land in a location that:
 - will not fragment the integrated development of bulky goods and restricted retailing on the land;
 - will not impede the long term growth potential of businesses;
 - will not lead to a concentration of industrial uses that would result in a defacto industrial precinct.
 - will not lead to incremental development of industrial premises within the bulky goods retailing centre
- Show the stages of the development.
- Identify access points on to the Princes Highway and the principal road network in and around the site, incorporating a one way service road to be designed and constructed to the satisfaction of Vic Roads and the Responsible Authority.
- Show pedestrian and cycle networks to and within the site.
- Provide for the integration of public transport services to or within the site including the location of a bus stop.

- Indicate the intended subdivision of the land in a manner that will facilitate the scale of intended uses and the integrated supply of car parking and loading facilities.
- Indicate how the use and development of the land will complement and not detract from the use and amenity of any adjoining or adjacent future residential land use.
- The relationship of proposed and existing nearby developments, to reduce the chance of conflicting developments.
- Be based upon a detailed site analysis that has had regard to:
 - The existing and strategic land use and planning context.
 - Flora and fauna.
 - Access onto the road network.
 - Drainage and flooding.
 - Topography.
 - Views and vista to and from the site.
 - Existing pedestrian and cycle networks.

4.0

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Decision Guidelines

Before deciding on a development plan, the responsible authority must be satisfied that the plan has regard to the following information:

- The need for an integrated bulky goods retail and dedicated homemaker centre development as identified in the Sale Industrial Land and Retail Assessment (Essential Economics Pty Ltd, April 2006) and the Strategic Assessment of Options for the Provision of Additional Industrial, Bulky Goods Retailing and CBD Retailing Land in Sale report (Coomes Consulting Group, October 2007).
- Any relevant building design guidelines that set out the preferred scale, form, height and colour of buildings and fences, and measures to minimise impacts upon views from arterial roads and sensitive surrounding uses.
- SEPA principles of healthy urban design – refer to the Healthy by Design Guidelines.
- The long-term affect on the amenity of future and current sensitive land uses.