

## STRATEGIC PLANNING AND DEVELOPMENT

As part of any amendment application Hobsons Bay City Council requires Outline Development Plans to be prepared for all industrial strategic redevelopment precincts in consultation with key stakeholders and community. This factsheet details the information that must be provided and addressed in Outline Development Plans.

### Outline Development Plan content

An Outline Development Plan consists of a plan which includes the site and surrounding neighbourhood context and should show the following details:

- Outline Development Plan boundary.
- Existing zoning and overlays.
- Existing known contaminated land.
- Existing buffer distances, ie: industry, landscape.
- Existing land uses.
- Existing road and pedestrian networks, including but not limited to principal arterial, secondary, collector roads, dual share areas, public transportation routes and footpaths.
- Existing significant vegetation, ie: mature trees, native vegetation.
- Existing natural features of the site and surrounds, ie, waterways, wetlands.
- Existing physical features of the site and surrounds, ie, rail corridors, easements.
- Identify existing land use issues surrounding the site, ie: lack of shops, facilities, utility infrastructure and appearance.
- Proposed land uses mix.
- Proposed road and pedestrian links within and external to the site, including potential road duplications, upgrades etc.
- Linkages to existing land uses, infrastructure and features, ie, activity centres, pedestrian / bike networks, open space surrounding the site.
- Identification of any infrastructure, services needs that can be accommodated on the site should be shown on the plan, ie drainage infrastructure, child care centres.
- Indicative lot plan showing the following but not limited to:
  - Location;
  - Orientation;
  - Building envelopes, including setbacks, site coverage etc;
  - Heights including maximums;
  - Site density;
  - Lot size;
  - Lot yield;
  - Land use / dwelling diversity.
- Utility infrastructure including storm water drainage, sewerage, water supply, gas, electricity and other key infrastructure services.
- Radius distance of 400 metres from existing and or proposed activity and neighbourhood centres etc.

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### Outline Development Plan Report

This should include the principles that underpin the Outline Development Plan content and include, but not limited, to the following:

- Vision.
- Purpose and intent.
- The objectives for the development of the ODP area.
- How the ODP is integrated into the surrounding area.
- Design guidelines or special development control provisions (if applicable).
- Development staging plan.
- Reference to future zoning and overlay controls.

# Please refer to the Precinct Strategies section of the Industrial Land Management Strategy, June 2008, for guidance on key stakeholders for specific industrial strategic redevelopment areas precincts.

# CITY OF HOBSONS BAY

## Industrial Land Future Directions Map - June 2008

