

24/06/2021  
C80hors**SCHEDULE 9 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as DPO9 .

**WIMMERA INTERMODAL FREIGHT TERMINAL PRECINCT****1.0**24/06/2021  
C80hors**Objectives**

To develop the precinct having regard to the following six sub-precincts (as shown on Map 1 to this schedule):

- **Sub-precinct 1 Grain:** Uses associated with the collection, storage and transfer of grain and other bulk agricultural produce, on large and super size lots. Uses associated with mineral sands discouraged.
- **Sub-precinct 2 Mineral Sands:** Uses associated with mineral sand mining operations, including the collection, storage and transfer of mineral sands and other earth resources that may require separation from food related industries.
- **Sub-precinct 3 Warehousing and Logistics:** Uses associated with large scale warehousing and logistics, freight and industries that benefit from a location in close proximity to the Wimmera Intermodal Freight Terminal, on large and super size lots.
- **Sub-precinct 4 Large Manufacturing:** Manufacturing and general industries that have potential amenity impacts and require large buffers from sensitive land uses, on super size lots. Manufacturing industries with large footprints encouraged.
- **Sub-precinct 5 Warehousing Logistics and Small Manufacturing:** A mix of smaller-scale manufacturing, warehousing and logistics industries that require small buffers to sensitive uses, on small and medium size lots.
- **Sub-precinct 6 Highway Businesses:** A range of ancillary uses and service industries that support the precinct and benefit from increased exposure along the highway, such as convenience retail and fuel supply, on small lots. No direct access from either the Henty or Wimmera Highways.

To facilitate infrastructure to service the use and development of the precinct.

**2.0**24/06/2021  
C80hors**Requirement before a permit is granted**

A permit may be granted for use or to subdivide land or to construct a building or to construct or carry out works before a development plan has been prepared if the responsible authority is satisfied that the permit will not prejudice the future integrated use and development of the land as a major intermodal freight and logistics hub for the Wimmera – Mallee region as shown in Map 1 to Schedule 9 to Clause 43.04.

**3.0**24/06/2021  
C80hors**Conditions and requirements for permits**

None specified.

**4.0**24/06/2021  
C80hors**Requirements for development plan**

A development plan must include the following requirements:

- The development plan must have regard to Maps 1, 2, 3 and 4 to this schedule.

A **Master Plan** that includes:

- The location of all sub-precincts and proposed land uses within the Wimmera Intermodal Freight Terminal Precinct (the Precinct) having regard to Map 1 to the Schedule 9 to Clause 43.04, including roads and drainage reserves.

- Land uses within close vicinity to the Wimmera Intermodal Freight Terminal must demonstrate a need to use or have access to the terminal.
- Land uses must demonstrate that they are not incompatible with surrounding land uses so as to prevent environmental problems created by siting incompatible land uses close together.
- The location of gateway sites.
- The subdivision layout showing:
  - The location and distribution of lots showing an appropriate range of lots sizes from small (1-5 hectares), medium (5-15 hectares), large (15-40 hectares) and super (40-80 hectares) within the relevant sub-precinct.
  - The presentation of lots to the Wimmera and Henty Highways ensuring that no lot has direct road access from the Henty or Wimmera Highways.
  - An internal loop road to service uses in sub-precinct 6 Highway Business.
  - Primary access to the Precinct from the corner of Henty Highway and Freight Terminal Road
  - Typical street cross-sections.
- The provision of utilities and services including: electricity, telecommunications, water supply and waste water treatment.
- A staging plan showing the timing and staging of the development of the Precinct and the range of lot sizes for future subdivision.

A **Transport Management Plan** complying with any VicRoads requirements that includes:

- An integrated transport plan including public transport, walking and cycling infrastructure having regard to Map 2 to Schedule 9 to Clause 43.04.
- A road transport plan having regard to Map 2 to Schedule 9 to Clause 43.04 that must include:
  - A connecting 'link' road from the northern end of the terminal to the Wimmera Highway.
  - A connecting 'loop' road from the northern end of the terminal to Molyneaux Road.
- Principle access to the Precinct at the corner of Henty Highway and Freight Terminal Road via an appropriately designed intersection treatment (a large priority T-junction intersection).
- Truck queuing and rest area for the queuing of vehicles waiting to access the terminal.
- An assessment of the likely traffic impacts of the proposed development and any required works including a safety assessment of the Molyneaux Road rail level crossing using the Australian Level Crossing Assessment Model (ALCAM) for any potential increased use of the crossing.
- Road layout, road widths and reserves and site access, including internal and external road intersections, performance and treatments, and the design of Freight Terminal Road as a quality, tree-lined boulevard to appropriate safety and relevant utility service requirements.
- The design of footpaths, bicycle paths, and shared pathway networks, internal and external to the Precinct.
- Traffic management measures and signalisation.
- Details of proposed car parking arrangements on street and off street.
- Access for B triple trucks and related transport and logistics activities associated with the operation of the Precinct and the Wimmera Intermodal Freight Terminal.

An **Urban Design and Landscape Master Plan** for the overall Wimmera Intermodal Freight Terminal Precinct that includes:

- Environmentally Sustainable Design principles for buildings, landscaping, internal environments, and construction practices.

- The location of gateway sites and their landscape treatment.
- A street tree master plan for the overall Precinct.
- Tree planting having regard to Map 4 to Schedule 9 to Clause 43.04.
- Landscaping along Henty Highway between the rail corridor and Freight Terminal Road to screen views from passing traffic.
- A 7 metre setback of planting from the edge of the road seal along Henty Highway and Wimmera Highway.
- Landscaping and setbacks to provide an appropriate transition from the rural environment to the Precinct and interface treatments.

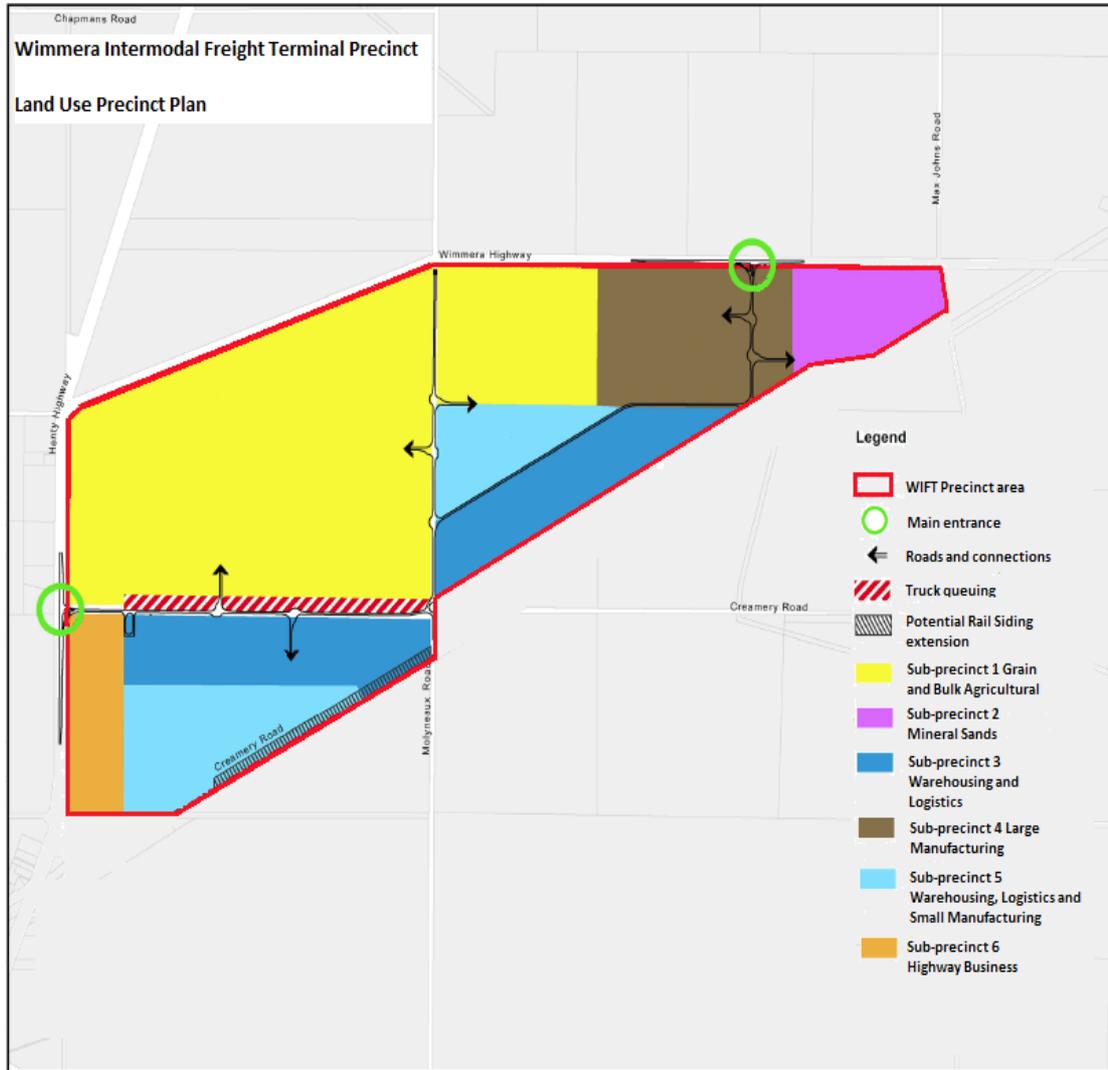
An **Integrated Water Management Plan** responding to flooding, stormwater and drainage management that includes:

- A storm water management strategy having regard to Map 3 to Schedule 9 to Clause 43.04.
- Stormwater management practices that:
  - Maintain existing 1 per cent Annual Exceedance Probability (AEP) peak flow rate is no greater than current flows from the Precinct.
  - Maintain water quality to existing conditions and as agreed with the Wimmera Catchment Management Authority.
  - Ensure there is sufficient storage capacity for 145,800 cubic metres of stormwater in the south-west of the Precinct, or appropriately spaced along the southern corridor between Molyneaux Road and Henty Highway with the greatest amount of storage in the south-west corner.
  - Ensure that stormwater will not overtop the rail corridor.

An **Infrastructure Plan** approved by the responsible authority, which identifies the anticipated staging and timing of the provision of infrastructure. The infrastructure plan should address, as appropriate:

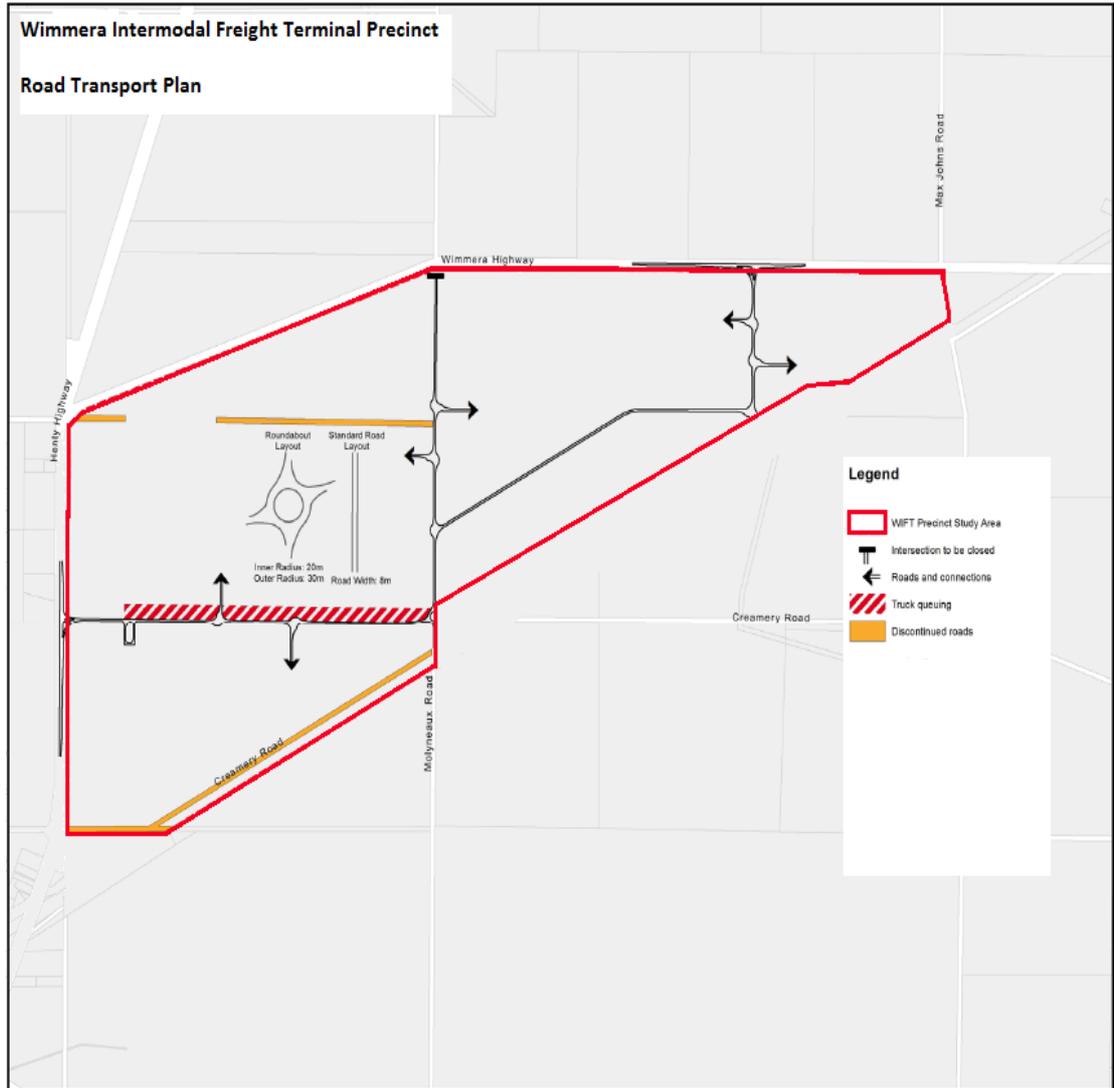
- The provision, staging and timing of stormwater drainage works.
- The provision, staging and timing of roadworks (including bus stops and associated works) both internal and external in accordance with the approved traffic management plan.
- The provision, staging and timing of landscaping works for local parks, stormwater drainage reserves and regional landscaping works.
- The securing of the infrastructure and utility services as may be necessary by way of an agreement pursuant to Section 173 of the *Planning and Environment Act 1987*.
- Any other infrastructure related matter reasonably requested by the responsible authority associated with the subdivision of land.
- Identification of any agency or person responsible for provision of particular items of infrastructure

**Map 1 to Schedule 9 to Clause 43.04 - Land Use Precinct Plan**



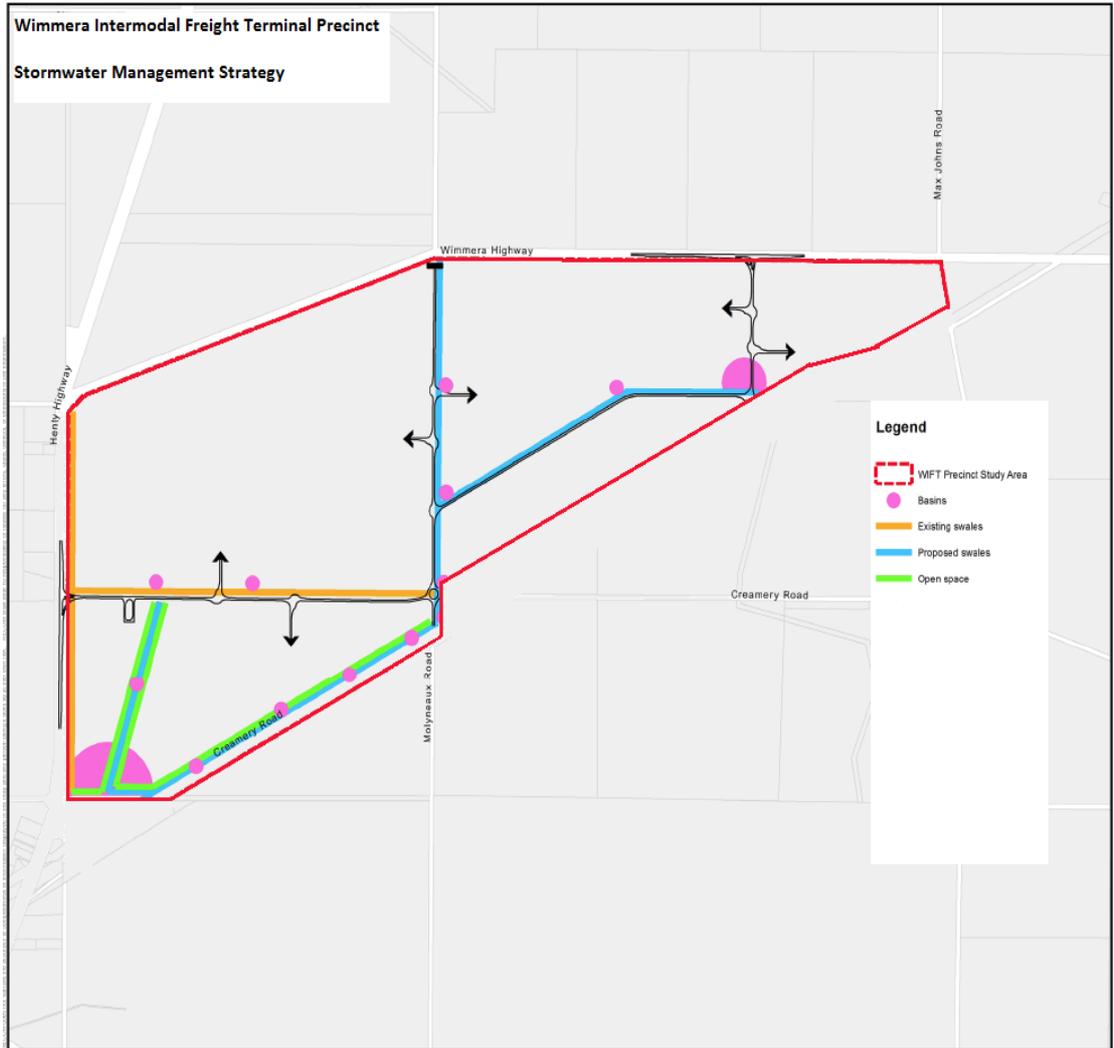
This plan is conceptual and indicative only and is not drawn to scale

Map 2 to Schedule 9 to Clause 43.04 - Road Transport Plan



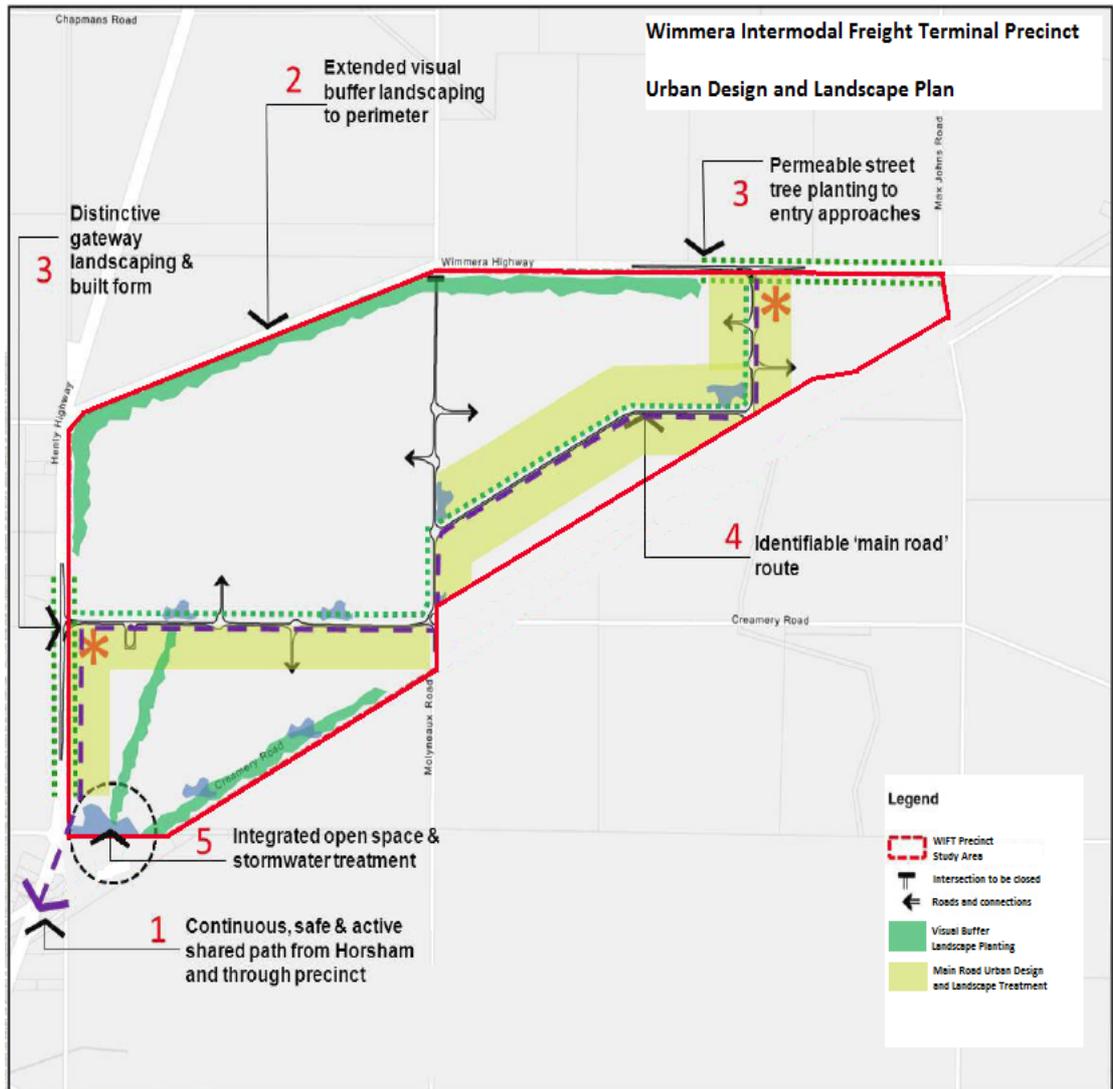
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**Map 3 to Schedule 9 to Clause 43.04 - Stormwater Management Strategy Plan**



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Map 4 to Schedule 9 to Clause 43.04 - Urban Design and Landscape Plan



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