

14/02/2008
C49

SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO4**.

INDUSTRIAL 1 ZONE DEVELOPMENT PLAN

1.0

14/02/2008
C49

Requirement before a permit is granted

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority to use land, construct a building or construct or carry out works.

2.0

14/02/2008
C49

Conditions and requirements for permits

A permit granted should include the following conditions or requirements:

- All industrial development should be serviced with reticulated water and sewerage.
- All industrial development should be serviced with sealed roads.

3.0

14/02/2008
C49

Requirements for development plan

The development plan should:

- Describe the relationship of developments proposed on the land to existing and proposed developments on adjoining land and proposed buffer areas separating land uses.
 - Provide appropriate arrangements for the provision of necessary physical and social infrastructure.
 - Identify the staging and anticipated timing of development.
 - Provide for an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation.
 - Provide a soil and water report to demonstrate the capacity of infrastructure to service the development, treat and retard stormwater, and reduce any impacts on soil and water downstream of the development.
-