

19/01/2006
VC37

SCHEDULE 1 TO THE INCORPORATED PLAN OVERLAY

Shown on the planning scheme map as **IPO1**.

STORTH RYES, METUNG

1.0

19/01/2006
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Requirement before a permit is granted

A permit must not be granted to use or subdivide the land, construct a building or construct or carry out works until an incorporated plan has been incorporated into this Scheme.

This does not apply to a use, subdivision, development or buildings and works if they are in accordance with the specific site controls set out in the Schedule to Clause 52.03 of this Scheme.

Except with the grant of a permit, the use, subdivision and development of the land must be generally in accordance with the Incorporated Plan.

2.0

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Requirements for incorporated plan

The purpose of the Incorporated Plan Overlay control is to regulate the future use, subdivision and development of the land pursuant to the provisions of the Low Density Residential Zone until an incorporated plan has been incorporated into this Scheme.

The incorporated plan must contain the following information to the satisfaction of the responsible authority:

- Details of all existing significant physical features of the land including topography, vegetation, viewpoints.
- The general subdivisional layout for the land.
- The position and width of existing and proposed major access roads.
- The staging of subdivisional works within particular development areas or stages.
- Building envelopes.
- Areas of proposed landscaping.
- The nature of utility services (including waste disposal arrangements).
- Any other matter which is considered appropriate by the responsible authority to satisfy the requirements of this Scheme.