

19/01/2006
VC37

SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO1**

Parwan South Industrial Estate

1.0

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Requirement before a permit is granted

A development plan must be submitted to, and approved by the responsible authority, before a planning permit is granted to subdivide land into two or more lots.

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

2.0

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Conditions and requirements for permits

Any permit should include conditions which address, where appropriate, the following matters:

- The rate of stormwater flow from the site which should not be increased as a result of any development on the land.
- Prevention of contaminated stormwater flowing off the site.
- Advertising signs.
- The baffling of external lighting within the site so as to prevent the spill of light or glare disturbing the amenity of adjoining land owners/occupants or motorists on nearby roads.
- Positioning air conditioning and other plant located externally so as not to be visible from ground level beyond the site and locating and/or baffling plant so as to prevent noise disturbance to adjoining land owners/occupants.
- The retention of existing native vegetation.
- Provision of landscaping and impact on amenity of the surrounding area
- All industrial development must be serviced with reticulated water and sewerage.
- All industrial development must be serviced with sealed roads.

3.0

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Requirements for development plan

The Development Plan must be advertised and publicly displayed at the municipal office for at least two weeks before it is considered by the responsible authority.

A Development Plan must address the following:

- General identification of native vegetation and landscape features are to be recognised in development proposals.
- General access principles.
- Designation of the likely boundaries of the various components/stages of the development of the site.
- The likely positioning of proposed structures.
- Outlining of areas in which both landscaping and parking are anticipated.

- Identify opportunities for advertising which do not adversely impinge on the rural character and the general amenity of the area.
- Describe the relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.
- Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- Provide a Soil and Water Report with all applications to demonstrate the capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts soil and water downstream of the development.