

19/01/2006
VC37

SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY

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

Industrial 1 Zone

1.0
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Requirement before a permit is granted

A Development Plan must be prepared to the satisfaction of the responsible authority prior to the issue of a planning permit for the subdivision of two or more lots, and/or the development of land for industrial purposes.

2.0
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Conditions and requirements for permits

- All Industrial development must be serviced with reticulated water and sewerage, or where reticulated infrastructure is not available the applicant must demonstrate the adequacy of proposed sillage and drainage works.
- All Industrial development must be serviced with sealed roads.

3.0
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Requirements for development plan

The Development Plan should:

- 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;
- identify the staging and anticipated timing of development;
- provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation;
- provide suitable linkages between highways, major roads and urban areas;
- 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 on soil and water downstream of the development.