

19/01/2006
VC37

SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY

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

Korumburra Entrance Node

1.0

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Conditions and requirements for a development plan

- The development plan must show:
 - Landscaping plans along the western and northern boundaries of the land showing substantial screening measures to ensure views from the South Gippsland Highway, (especially views from the western approach to Korumburra) to industrial development on the subject site are retained as predominantly rural.
 - Measures proposed to protect and prevent potential adverse impacts on the creek located on the subject land, having regard to potential land uses permitted in the Industrial 1 Zone.
- A notation specifying that all buildings and works on site must be:
 - Carried out in accordance with relevant EPA guidelines for sediment pollution control.
 - Constructed using materials of muted and non-reflective tones.
- The proposed road network to service any future subdivision of the land integrated with:
 - Existing road network;
 - Surrounding land uses;
 - Proposed landscaping; and
 - Creek protection measures.