

11/07/2019
C156basc

SCHEDULE 6 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO6**.

COWES SOUTH-EAST INDUSTRIAL AND LOW DENSITY RESIDENTIAL AREA

1.0

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Objectives

None specified.

2.0

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Requirement before a permit is granted

None specified.

3.0

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Conditions and requirements for permits

The following conditions and/or requirements apply to permits for subdivision:

- Access to the subdivision of Crown Allotment 82 must be gained at one location each from the Cowes-Rhyll Road and access to the subdivision of Part Crown Allotment 85 must be gained at one location from Settlement Road, Cowes.
- No vehicular access must be given from the Dunsmore Road to the lots to be created within subdivisions of Crown Allotment 82.
- 0.5m wide reserves must be created within Crown Allotment 82 along the boundaries of Cowes-Rhyll Road and Dunsmore Road, and within Part Crown Allotment 85 along the boundary of Settlement Road to prohibit legal access to the subdivided lots.
- The developer of Crown Allotment 85 must provide a 10 metre tree planting buffer on the northern and eastern boundaries of the site and must not be used for buildings. This must be planted at the time the land is subdivided.
- The open space required for the industrial subdivision of Crown Allotment 85 must be provided within that subdivision to the satisfaction of the responsible authority.
- Provision must be made for public car parking spaces within the proposed road reserves for the industrial subdivision of Part Crown Allotment 85.
- The developer of Part Crown Allotment 85 must provide a drainage system to adequately drain the area to the complete satisfaction of the responsible authority and for this purpose, if necessary, a temporary retarding basin must be provided at a suitable location in Part Crown Allotment 85.
- The industries which are likely to contaminate the surface water drainage with toxic and obnoxious wastes must not be developed in the industrial subdivision of Crown Allotment 85.
- The developer must provide sealed roads, water supply, electric supply, drainage, sewerage, telephone service, landscaping and other services in the subdivisions to the complete satisfaction of the responsible authority before the lots are used for permitted purposes.

4.0

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Requirements for development plan

None specified.