

10/11/2016
C105

SCHEDULE 9 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO9**.

ECHUCA SOUTH EAST INDUSTRIAL LAND

1.0

10/11/2016
C105

Requirement before a permit is granted

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for:

- Development of any buildings and works with a floor area of less than 1000 square metres.
- Development of a Minor utility installation.
- Development of minor works.

A permit must not be granted to develop or subdivide land until the responsible authority is satisfied that the development or subdivision will be integrated with undeveloped land on the site and with developed industrial land nearby.

2.0

04/04/2014
C86

Conditions and requirements for permits

All development must be serviced with reticulated water, sewerage, gas, and telecommunications infrastructure.

All roads must be constructed in bitumen to the satisfaction of the responsible authority.

3.0

10/11/2016
C105

Requirements for development plan

The development plan must:

- Describe the relationship of proposed uses on the land to uses on adjoining land and proposed buffer areas separating land uses.
- Identify any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- Provide appropriate arrangements to protect the floodplain to the satisfaction of the relevant catchment management authority.
- Provide setbacks to waterways in accordance with Goulburn-Murray Water's requirements.
- Provide appropriate arrangements for stormwater management including retardation.
- Provide buffers of at least 100 metres between any new industrial and commercial buildings to land in a residential zone or Rural Living Zone, with roads, drainage, reserves or other similar uses allowed within the buffer.
- Provide appropriate arrangements for the preservation or regeneration of existing native vegetation in the form of a biodiversity assessment, which outlines what native vegetation is to be removed and what steps have been undertaken to minimise the impacts on biodiversity to the satisfaction of the responsible authority in consultation with the Department of Environment, Land, Water and Planning.
- Provide for:
 - lot sizes;
 - road access arrangements;
 - walking and cycling paths;
 - development staging;

CAMPASPE PLANNING SCHEME

generally in accordance with the *Echuca South East Industrial & Commercial Growth Corridor Land Strategy, 2011 – Figure 7 (Structure Plan) & Figure 9 (Proposed transport and access network)*.