

19/01/2006
VC37

SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO3**.

INDUSTRIAL DEVELOPMENT PLAN

1.0

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Requirement before a permit is granted

A permit may be granted to alter or extend an existing building or works before the development plan has been prepared.

2.0

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Conditions and requirements for permits

Any permit granted will contain conditions to require that:

- Where services are available all Industrial developments and subdivision shall be serviced with reticulated water and sewerage.
- All Industrial development and subdivision must be serviced with sealed roads.

3.0

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Requirements for development plan

The Development Plan will:

- 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 soil and water downstream of the development.