

12/09/2019
C090gelg

SCHEDULE 8 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO8**.

MADEIRA-PACKET EMPLOYMENT PRECINCT

1.0

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Objectives

To encourage port-related industry and commercial development as well as small scale manufacturing, building services, storage and supplies, which may include small offices and showrooms.

To achieve full utilisation of industrial zoned land within the precinct.

To improve the efficient use of industrial allotments.

To manage the interface between industrial and sensitive uses.

To create an identifiable attractive character and improved visual quality for the precinct.

2.0

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Requirement before a permit is granted

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority.

3.0

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Conditions and requirements for permits

None specified.

4.0

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Requirements for development plan

A development plan must include the following requirements:

- Details of the staging of the development.
- Where relevant, appropriate arrangements for the provision and funding of infrastructure.
- The drainage of the land.
- The future road network, having specific regard for both vehicle and pedestrian access through and around the site.
- Overall landscaping for the precinct.
- Details of how potential offsite impacts such as odour, dust and noise will be minimised on the amenity of surrounding sensitive uses.
- Urban design features. specifically streetscape character, place making and identity, and built form character.
- Industrial allotment design including, but not limited to, sustainable building design, landscape frontage, site setbacks, and open space interface.