

19/01/2006
VC37

SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO5**.

INDUSTRIAL 1

1.0

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Requirement before a permit is granted

A development plan is required to be submitted with a planning permit application or before a planning permit is granted to subdivide land into two or more lots

2.0

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Conditions and requirements for permits

- All Industrial development must be serviced with reticulated water and sewerage.
- All Industrial development 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.
- include an Outline Development Plan which includes a Flora and Fauna Management Plan for the protection and management of environmental assets. The Management Plan shall include:
 - Sufficient buffer around trees to sustain soil moisture;
 - An assessment of the presence of the Common Dunnart on the site and include measures to reduce impacts on its habitat.
- include a Stormwater Management Plan that promotes best practice Urban Stormwater Management actions to address stormwater flows and quality, in consultation with Corangamite Catchment Management Authority. The Stormwater Management Plan shall include:
 - Consideration of drainage impacts on wetlands adjoining the site to the west and east.
 - Measures to ensure natural soil moisture content in dry or wet periods is sustained (i.e. retaining basin for stormwater).