

19/01/2006
VC37

SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY

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

INDUSTRIAL 1 ZONE

The Development Plan Overlay 3 applies to Industrial 1 zoned land in Swan Hill.

1.0

19/01/2006
VC37

Requirements for development plan

Any development plan for this land must outline and assess:

- Site assessment and response, including natural features, slope, orientation, drainage lines, native vegetation, and impact on neighbouring and nearby land.
- Proposed lot layout and density, including building envelopes if appropriate.
- Internal road layout and external road access, including future road linkages, street lighting, and proposed road surfacing and standards.
- All servicing, including water, sewerage, drainage and stormwater, electricity and telecommunications.
- Landscaping and existing native vegetation.
- The stages, if any, in which the land is to be subdivided and developed.

Before any planning permit is granted for any use or development of land that the Development Plan Overlay 3 applies to, the responsible authority must consider and be satisfied that the following guidelines are met:

- The proposed use and/or development is consistent with any approved Development Plan.
- The proposed use and/or development is consistent with the conditions and requirements for permits, and requirements for the development plan.
- The proposal meets Swan Hill Rural City Council road and drainage standards.
- Reticulated water to meet service authority standards.
- Provision of underground electricity.