

19/01/2006
VC37

SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO4**

INDUSTRIAL 1 ZONE

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

A Development Plan must:

- Describe the relationship of uses proposed on the land to existing and proposed uses on adjoining land and identify any proposed buffer areas to separate them.
- 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 Management Plan (SWMP) to demonstrate the capacity of infrastructure to service the development, treat and retard stormwater, and reduce any impacts on soil and water downstream of the proposed development. Reference must be made to the publication – *Soil and Water Management Guidelines for Subdivision*, publication prepared jointly by Albury, Hume and Wodonga Councils, undated.