

27/05/2019  
C239wsea

## **SCHEDULE 9 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO9**.

### **1 MILLER STREET / O'HERNS ROAD INDUSTRIAL ESTATE DEVELOPMENT PLAN**

#### **1.0**

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C239wsea

#### **Objectives**

None specified.

#### **2.0**

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#### **Requirement before a permit is granted**

The Responsible Authority may grant a permit for subdivision, use or development prior to approval of a development plan provided that the Responsible Authority is satisfied that the subdivision, use or development will not prejudice the future use or development of the land for the purpose of the zone or any other aspect of the Municipal Planning Strategy.

#### **3.0**

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#### **Conditions and requirements for permits**

None specified.

#### **4.0**

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#### **Requirements for development plan**

The development plan must show:

- The overall pattern of use and development
- Consistency with Local Planning Policies.
- A road system capable of servicing the needs of the area.
- Accommodation of a mix of industrial uses, with a description of the types of uses that are preferred and having regard to servicing issues, employment generation and buffering requirements.
- Access to the existing road network and provision for future access to adjoining properties.
- Integration with future development on adjoining properties.
- Staging to ensure appropriate physical infrastructure to serve the needs of each stage in the subdivision.
- Provision for the siting of buildings, car parking, landscaping and building materials and form.
- Adequate provision for the protection and enhancement of natural features such as waterways and trees.