

19/01/2006
VC37

SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY

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

1.0

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Conditions and requirements for permits

- All Industrial development and subdivision must be serviced with reticulated water and sewerage.
- All Industrial development and subdivision must be serviced with sealed roads.

2.0

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Requirements for development plan

The Development Plan should:

- Describe the relationship of development proposed on the land to existing and proposed development 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.
- A soil and water report should be submitted 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.

3.0

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Exemptions

A permit is not required for:

- Agriculture.
- Dependent persons unit.
- Extensions to an existing dwelling.
- Minor utility installation.
- Minor works including sheds and outbuildings ancillary to agricultural production and/or an existing dwelling.
- Search for stone.
- Telecommunication facility when the requirements of Clause 52 are met.
- Timber production.