

SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO2**.

TERANG INDUSTRIAL ESTATE – PETERBOROUGH ROAD

This schedule applies to the Industrial 1 Zone located on the north eastern corner of Peterborough Road and Depot Road, Terang. A development plan is required to facilitate the planned and coordinated expansion of industrial land use and development within Terang and associated with the existing Terang industrial estate, based on a recognised need and demand for additional land for industrial land use purposes.

1.0

Requirements for development plan

The development plan must be prepared to the satisfaction of the Responsible Authority and must include:

- A Site Analysis which shows the topography of the land and the location of any existing vegetation, drainage lines and other features.
- The proposed subdivision layout including lots, roads, and other features of the subdivision in a manner which is responsive to the features identified in the Site Analysis.
- Identification of Appropriate Building Areas on the site and within individual lots that are suitable for the construction of buildings which are not affected by any constraints identified from the Site Analysis. If there are no constraints affecting the site, all lots should be notated as Appropriate Building Areas.
- A Landscaping Plan showing the location of existing vegetation to be retained and proposed vegetation, including perimeter landscaping works, using predominantly indigenous vegetation.
- Details for the provision of services infrastructure including power, drainage, reticulated water and sewerage.
- Identify the staging of the subdivision.
- Details of proposed advertising and directional signage common to the estate.
- Details of any perimeter, internal or security fencing.
- Details of works necessary to upgrade frontages of the land to Peterborough and Depot Roads in order to create an appropriate interface with these thoroughfares.