

19/01/2006
VC37

SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO4

Industrial 1

1.0
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Conditions and requirements for permits

All Industrial development must be serviced with:

- reticulated water and sewerage;
- sealed roads.

2.0
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Requirements for development plan

The Development Plan must:

- Describe the relationship of proposed development on the land to existing and proposed developments on adjoining land.
- Identify proposed buffer areas separating land.
- Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- List the staging and anticipated timing of development.
- Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of vegetation.
- Provide suitable linkages between the site and Highways, major roads and urban areas.
- Require the provision of soil and water reports to accompany all applications demonstrating the capacity of infrastructure to service the development, treat and retard stormwater and reduce any downstream soil and water impacts of the development.