

19/01/2006
VC37

SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY

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

INDUSTRIAL DEVELOPMENT PLAN

1.0 Requirement before a permit is granted

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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 Conditions and requirements for permits

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

3.0 Requirements for development plan

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The Development Plan will:

- describe the relationship of uses proposed on the land to existing and proposed uses 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;
- provide a *Soil and Water Report* 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.