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Proposed C139bawb

## **SCHEDULE 4 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO4**.

### **INDUSTRIAL 1 ZONE DEVELOPMENT PLAN**

#### **1.0 Objectives**

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None specified.

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

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A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority.

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

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The following conditions and/or requirements apply to permits:

- All industrial development should be serviced with reticulated water and sewerage.
- All industrial development should be serviced with sealed roads.

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

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A development plan must include the following requirements:

- Describe the relationship of developments proposed on the land to existing and proposed developments on adjoining land and proposed buffer areas separating land uses.
- Provide appropriate arrangements for the provision of necessary physical and social infrastructure.
- Identify the staging and anticipated timing of development.
- Provide for an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation.
- Provide a soil and water report to demonstrate the capacity of infrastructure to service the development, treat and retard stormwater, and reduce any impacts on soil and water downstream of the development.