

28/05/2021
C99gelg

SCHEDULE 4 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

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

INDUSTRIAL

1.0 Objectives

~~28/05/2021~~
~~699gelg~~ Proposed C106gelg ~~None specified~~ To ensure a coordinated approach for the provision of services to industrial subdivision and development growth.

2.0 Requirement before a permit is granted

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None specified.

3.0 Conditions and requirements for permits

~~28/05/2021~~
~~699gelg~~ Proposed C106gelg ~~Before deciding on an application, in addition to the decision guidelines of Clause 65, the responsible authority must consider~~ The following conditions and/or requirements apply to permits :

- The provision of infrastructure to service the development, treat and retard stormwater and reduce any impacts on soil and water downstream of the development.
~~The capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts on soil and water downstream of the development.~~
- ~~The ability of industrial development to be serviced with reticulated water and sewerage.~~
The provision of reticulated water and sewerage services to industrial development.
- The servicing of industrial development with sealed roads.
~~The ability of industrial development to be serviced with sealed roads.~~

4.0 Requirements for development plan

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~~699gelg~~ Proposed C106gelg A development plan must include the following requirements:

- The relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.
- Appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- The staging and anticipated timing of development.
- An overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation.
- Suitable linkages to highways, major roads and urban areas.