

18/03/2010
C137

SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY

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

UNDEVELOPED INDUSTRIAL LAND

This Development Plan Overlay 4 applies to undeveloped Industrial 1 and Industrial 3 zoned land in Ballarat.

The objective of the development plan is to provide for the integrated development of the subject land.

1.0

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Requirement before a permit is granted

A permit may be granted for extensions and additions, signs and fencing to existing buildings/uses.

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Conditions and requirements for permits

The responsible authority will impose the following requirement as a condition of a permit:

- The use of Water Sensitive Urban Design (WSUD) principles in the on-site management of stormwater.

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Requirements for development plan

A development plan must include the following details:

- Details of any site constraints e.g. flooding and sensitive flora and fauna.
- Proposed lot layout, size and density.
- Internal road layout and external road access, including future road linkages, street lighting and proposed road surfacing and standards.
- All servicing, including town water, sewerage, electricity and drainage and stormwater.
- Landscaping including the proposed maintenance program.
- The stages, if any, in which the land is to be subdivided and developed. Staging shall be in a manner that is sequential and enables the efficient provision of infrastructure.
- Signage type and location, if relevant.
- Car parking and accessways, where relevant.
- Traffic management plan prepared by a suitably qualified traffic engineer, where appropriate.
- An archaeological survey, where appropriate.
- Stormwater management to ensure stormwater run-off is contained on site to limit the rate of flow from the site to pre-development levels.

The development plan may be amended from time to time as considered appropriate by the responsible authority.

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Decision Guidelines

Before approving each development plan, the responsible authority must consider where appropriate:

- The objectives and strategies for industrial development in clause 21.04-3 of the Ballarat Planning Scheme.
- The Industry policy at clause 22.02 of the Ballarat Planning Scheme.
- Co-ordination of car parking and accessways, where possible, to minimise access points onto existing roads and maximise opportunities for shared car parking and landscaping.
- The consistency of the proposal with any approved structure plan or outline development plan.