

18/06/2009
C55

SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY

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

FUTURE INDUSTRIAL AREAS

1.0 Requirements for Development Plan

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The development plan must provide the following:

- A clearly distinguishable road hierarchy with the differences in road function reflected in the road width, design layout and road reserve treatments;
- The proposed lot density.
- The means of servicing to lots including the provision of reticulated water and sewer to all lots.
- The need for open space and any other community infrastructure as considered necessary by the responsible authority.
- The impact of the development on any sites of flora or fauna significance, archaeological significance or significant views that may affect the land.
- Retention of any existing trees of value and an appropriate landscaping theme for nature strips and public open space including the use of salt tolerant plants.
- Adequate provision of on-street parking facilities with the form of parking compatible with the function of each road in the proposed subdivision.
- Common trenching of compatible services.
- The application of water sensitive urban design principles.
- The views of the relevant servicing authorities and infrastructure agencies as appropriate.