

16/10/2008
C51

SCHEDULE 6 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO6**

QUEEN STREET East - BUSINESS/INDUSTRIAL AREA

1.0

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Conditions and requirements for permits

An application for a planning permit must be accompanied by the following (where appropriate):

- A town planning report, outlining how the development plan responds to the State Planning Policy Framework and the Local Planning Policy Framework of the Baw Baw Planning Scheme.
- A stormwater management plan, detailing how stormwater will be collected and treated within the development, in accordance with water sensitive urban design principles, with particular emphasis on the removal of sediment, litter and other urban wastes from stormwater prior to its discharge off the site.
- A traffic management plan.
- The need for financial or other contributions towards the provision of physical, community and social infrastructure.
- Any other matters, as deemed appropriate by the responsible authority, which the development plan should take account of based on the specific characteristics of the land.
- Any planning permit issued must include any conditions identified in the development plan.

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Requirements for development plan

A Development Plan must show:

Flood Protection Works

- Detailed design drawings showing how the land can be filled to a level, which provides an appropriate level of flood protection to the site, to the satisfaction of the responsible authority.
- A water sensitive drainage system for the site.
- That the proposed flood protection works and drainage system will not have any detrimental flood risk or environmental impacts either upstream or downstream of the property.

All works associated with the protection of the land from flooding must be completed to the satisfaction of the responsible authority and the West Gippsland Catchment Management Authority prior to a planning permit being issued for the subdivision of the site or for any further development on the site.

Other Matters

- A clear indication of the location of all proposed land uses within the plan area.
- The proposed layout pattern which:

- Provides a convenient and safe internal road network.
- Provides a convenient and safe pedestrian network.
- Provides convenient and safe pedestrian and road linkages to surrounding areas.
- Provides a variety of lot sizes, with a focus on the need to satisfy the car parking and landscaping requirements of the scheme, provide for external storage and loading areas and achieve building floorspaces that are adequate to meet industry needs.
- Provides for an appropriate landscape treatment adjoining the eastern property boundary and to Queen Street.
- A list of any special conditions that should be applied to any permit issued.
- How development of the site will respond to the policy requirements of clause 22.02-2 - Townscape, particularly having regard to those requirements relating to township entrances and landscaping of township entrances.