

08/09/2022
C51mansPt1

SCHEDULE 4 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

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

INDUSTRIAL 1 ZONE LAND

1.0

08/09/2022
C51mansPt1

Objectives

Outline the form and conditions for future use and development of land in the Industrial 1 Zone.
Establish broad directions for future land use, development subdivision and servicing of industrial land.

2.0

08/09/2022
C51mansPt1

Requirement before a permit is granted

Before a new use, development or subdivision commences, a development plan must be prepared and approved by the responsible authority.

A permit may be granted before a development plan has been prepared for:

- Subdivision of the land into two allotments or re-subdivision of existing allotments.
- A single building on a lot.
- Any buildings and works associated with an existing use or development of the land.

Before a planning permit is granted for any subdivision, use or development of land, the responsible authority must consider the:

- Consistency of the proposal with any approved development plan.
- Design and provision of roads and road infrastructure in accordance with the *Infrastructure Design Manual*, in consultation with the relevant road manager on declared arterial roads.
- Provision of servicing, including water, sewerage, drainage and stormwater, electricity and telecommunications to meet the standards of the relevant service authority.
- Need for a land or monetary contribution for open space in accordance with the *Subdivision Act 1988*.

3.0

08/09/2022
C51mansPt1

Conditions and requirements for permits

A permit for subdivision, use or development must include conditions, as appropriate, to give effect to the provisions and requirements of an approved development plan and any specialist report prepared to support the development plan.

A permit for subdivision, use or development may include a condition that requires the owner of the land to enter into an agreement with the responsible authority pursuant to Section 173 of the *Planning and Environment Act 1987* to address any matter relevant to the proposal, including contributions towards infrastructure and environmental management.

4.0

08/09/2022
C51mansPt1

Requirements for development plan

Any proposed development plan must outline and assess:

- Site assessment and response, including natural features, slope and orientation, drainage lines, native vegetation, heritage and archaeological significance, view lines and adjoining land.
- Proposed subdivision layout and density, indicating internal roads, external road linkages and impacts, pedestrian linkages and if appropriate, lot layout.
- All servicing, including water, sewerage, drainage and stormwater, electricity and telecommunications to meet the standards of the relevant service authority.
- Bushfire risk and bushfire protection measures for the site and area, as appropriate.

MANSFIELD PLANNING SCHEME

- Existing and future open space, including linkages to and between areas of open space.
- Proposed measures to address native vegetation, landscaping and streetscape treatment.
- The stages, if any, in which the land is to be subdivided and developed.
- Potential impact of the proposed development plan on neighbouring and nearby land.
- Compliance with any adopted structure plan, urban design framework or strategy relevant to the area.

In the preparation of any development plan, consideration must be given to the need for a Transport Impact Assessment Report (in consultation with the relevant road authority) when it is considered likely that there will be an effect on any declared arterial road. A Transport Impact Assessment Report will have regard to the relevant road authority's access management policies and determine the extent of any mitigating works required on declared arterial roads in consultation with the relevant road authority.

An approved development plan may be amended to the satisfaction of the responsible authority.