

13/06/2014  
GC8

## **SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO1**.

### **GENERAL RESIDENTIAL ZONE DEVELOPMENT PLAN**

#### **1.0 Requirement before a permit is granted**

19/01/2006  
VC37

A permit may be granted to use and develop land for a single dwelling or an extension or alteration to an existing dwelling or works before the development plan has been prepared.

#### **2.0 Conditions and requirements for permits**

19/01/2006  
VC37

Any permit granted will contain conditions to require that:

- Where services are available, residential developments and subdivisions shall be serviced with reticulated water and sewerage.
- All residential development must be serviced with sealed roads.

#### **3.0 Requirements for development plan**

19/01/2006  
VC37

The Development Plan will:

- Describe the relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses;
- Identify any sites of conservation, heritage or archaeological significance and the means by which they will be managed;
- Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure;
- List the staging and anticipated timing of development;
- Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation;
- Provide suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to urban areas;
- Provide a Soil and Water Report with all applications to demonstrate the capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts soil and water downstream of the development.