

19/01/2006
VC37

SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO2**

LOW DENSITY RESIDENTIAL ZONE DEVELOPMENT PLAN

1.0

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Requirement before a permit is granted

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

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Conditions and requirements for permits

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.
- Where sewerage infrastructure cannot be provided soil and water reports must be submitted demonstrating,
- Compliance with State and Local Policies on effluent and stormwater disposal.
- That soil type and environmental conditions within the catchment can treat the number of proposed effluent disposal systems both from the site and those within the surrounding area.
- All development should be serviced with sealed roads.

3.0

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Requirements for development plan

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 and public land;
- 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;
- Identify 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 rural residential and 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.
- Identify proposed water supplies, storage's and systems required for fire fighting purposes.