

24/06/2010
C53

SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY

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

Low Density Residential

1.0

19/01/2006
VC37

Requirement before a permit is granted

The development plan must show:

- 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;
- any sites of conservation, heritage or archaeological significance and the means by which they will be managed;
- appropriate arrangements for the provision and funding of necessary physical and social infrastructure;
- the staging and anticipated timing of development;
- an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation;
- suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to rural residential and urban areas;
- proposed water supplies, storages and systems required for fire fighting purposes.

2.0

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Conditions and requirements for permits

Before deciding on an application, in addition to the decision guidelines of Clause 65, the responsible authority must consider:

- The capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts on soil and water downstream of the development.
- The availability of reticulated water and sewerage to residential development.
- Where sewerage infrastructure cannot be provided:
 - The extent of compliance with State and Local Policies on effluent and stormwater disposal.
 - The extent to which 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.
- The ability of development to be serviced with sealed roads.