

19/01/2006
VC37

SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO1

LOW DENSITY RESIDENTIAL DEVELOPMENT PLAN

1.0
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Requirement before a permit is granted

A Permit may be granted for development or use on an existing lot prior to the preparation of a Development Plan.

A Development Plan is required to be submitted with any planning permit application to subdivide land into two or more lots.

2.0
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Conditions and requirements for permits

- All residential development must 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.
- All roads which provide direct access to proposed lots must be sealed or otherwise treated to the satisfaction of the responsible authority. Should such a road be identified as a Road Zone Category 1 or 2 the responsible authority will determine the standard of road construction required.
- Retention and enhancement of remnant vegetation should be pursued.
- Any dwelling and associated outbuildings proposed to be located on a lot which has been created in accordance with the provisions of this clause, should be located within the area identified as suitable for this purpose at the time of subdivision. If a dwelling is to be located outside the area identified for this purpose, supporting information must be submitted to show that the proposed location of the dwelling will not create a greater adverse impact on the local environment.

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Requirements for development plan

The Development Plan will:

- Include a site analysis which illustrates the proposed subdivision and identifies areas within which it will be appropriate to construct a dwellings and outbuildings on each lot. The extent of constraint upon the location of buildings will depend upon environmental factors affecting the 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 infrastructure including drainage works which may include the provision of wetland areas to filter storm water;
- 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 urban areas, if appropriate;

- Provide a Soil and Water Report which demonstrates the capacity of the site to dispose of effluent if reticulated sewer is not available;
- Identify proposed water supplies, storages and systems required for fire fighting purposes, and
- Incorporate any requirements of Wimmera Mallee Water in relation to the provision of dams.