

19/01/2006
VC37

SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO2

TOWNSHIP ZONE

1.0
19/01/2006
VC37

Conditions and requirements for permits

All township development must be serviced with:

- reticulated water and sewerage and underground reticulated electricity;
- sealed roads and underground stormwater drainage.

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.

A permit may be granted for a dwelling house on an existing allotment of land without the need for preparation of a development plan.

2.0
19/01/2006
VC37

Requirements for development plan

The Development Plan must:

- Describe the relationship of proposed development on the land to existing and proposed developments on adjoining land.
- Identify proposed buffer areas separating land uses.
- Identify any sites of conservation, heritage or archaeological significance and how they will be proposed to 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 vegetation.
- Provide suitable linkages between the site and township areas for road, public, bicycle and pedestrian transport facilities.

Require the provision of soil and water reports to accompany all applications demonstrating the capacity of infrastructure to service the development, treat and retard stormwater and reduce any downstream soil and water impacts of the development.