

05/07/2012
C24**SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO3****LOW DENSITY RESIDENTIAL ZONE****1.0**05/07/2012
C24**Conditions and requirements for permits**

All residential development must be serviced with:

- reticulated water and sewerage;
- sealed roads.

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.

Where water infrastructure cannot be provided water reports must be submitted demonstrating:

- Alternative potable water supply;
- That such a water supply is adequate for domestic and fire fighting purposes.

A planning permit may be granted for minor buildings and works associated with existing use rights or development without the need to prepare a Development Plan.

A permit must not be granted to subdivide land until the responsible authority is satisfied that that the proposal will be integrated with both undeveloped and developed land on the site and in the locality.

2.005/07/2012
C24**Requirements for development plan**

The Development Plan must:

- Be generally in accordance with any relevant Outline Development Plan or Structure Plan.
- Describe the relationship of proposed development on the land to existing and proposed developments on adjoining land.
- Identify proposed buffer areas separating land.
- Identify any sites of conservation, heritage, archaeological significance or with landscape value and how they will be proposed to be managed and/or protected.
- Identify potential residential densities.
- Show the conceptual layout of future internal roads and proposed external road access to the land.
- Where appropriate, include the provision of adequate and functional open space networks and recreational areas and linkages to nearby existing and proposed open space/recreational areas.
- Provide appropriate arrangements for the provision and funding of necessary physical infrastructure (including adequate potable water supply) and social infrastructure unless otherwise required by an adopted Development Contribution Plan.
- In cases where a reticulated sewerage system cannot be provided, demonstrate that the proposed density of the development responds to the water catchment in the area and makes

provision, where appropriate, that lots created cannot be further subdivided unless reticulated sewerage is provided.

- In cases where a reticulated water system cannot be provided, identify proposed water supply systems to service residential development on site, by either tanks or community supply from storages. Where bore water is proposed, a report demonstrating that the water is potable and that supply can be assured is required. Such a report also needs to address potential risks due to residential density in the locality and onsite effluent disposal.
- Provide for the orderly staging of development and supply of services. In order to prevent leapfrog development and the oversupply of land, staging must be determined having regard to:
 - Existing land supply in the locality, and;
 - Efficient use of existing and future infrastructure.
- Where practical, list the anticipated timing of development.
- Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of vegetation.
- Provide for suitable linkages and where necessary the funding or provision of suitable infrastructure between the site, adjacent areas, and public facilities and nearby urban areas for road, pedestrian, bicycle and public transport facilities.
- Identify proposed water supplies, storage's and systems required for fire fighting purposes.
- 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.
- Demonstrate how Water Sensitive Urban Design (WSUD) principles will be used in managing stormwater and drainage.

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Nash's Road Rutherglen

The following is provided in addition to the above requirements for the development plan:

- A Transport Impact Assessment Report shall be prepared in conjunction with any development plan having regard to VicRoads Access Management Policies to determine the extent of mitigating works required on declared arterial roads. These works shall be determined in consultation with VicRoads.
- The provision of reticulated underground services, including town water and sewerage.
- The retention of any native vegetation as identified by the Department of Sustainability and Environment.
- The proposed lot sizes and their locations. Consideration should be given to a variety of lot sizes.
- Provide the ability for the future development of land to the south and adjacent to the Murray Valley Highway for low density residential purposes to be integrated into this site by way of vehicle access.
- The use of Water Sensitive Urban Design (WSUD) principles in managing stormwater and drainage.
- Identify the vehicle access point(s) to the land from Nash's Road.
- No vehicle access shall be provided to the land from the unnamed road to the east.