

01/08/2013  
C25

## **SCHEDULE 11 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO11**.

### **LOW DENSITY RESIDENTIAL**

#### **1.0**

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#### **Requirement before a permit is granted**

A permit may be granted for the following before a Development Plan has been prepared to the satisfaction of the responsible authority:

- One dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot.
- Agriculture and any buildings or works in association with the use of the land for agricultural purposes.
- Extension, alteration or modification to an existing use or development.

#### **2.0**

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#### **Conditions and requirements for permits**

A permit granted must include the following:

- Condition/s requiring that all development must be serviced with reticulated water and sewerage or where reticulated infrastructure is not available, conditions requiring that an appropriate alternative method of waste disposal and drainage is provided.
- Condition/s requiring that all development must be serviced with sealed roads.

#### **3.0**

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#### **Requirements for development plan**

The Development Plan should:

- 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 that demonstrate the capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts on soil and water downstream of the development, all in accordance with State and local policies on effluent and stormwater disposal.
- Identify proposed water supplies, storages and systems required for fire fighting purposes.