

05/06/2014
C29**SCHEDULE 12 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO12**

Residential development: Recreation Road, Dunkeld

This area comprises land in the Township Zone bound by the alignment of the Fairburn Street road reserve and Bellicourt Road, south of Recreation Road. This schedule aims to:

- Ensure the precinct develops in a coordinated manner.
- Ensure that infrastructure services in the public realm are unobtrusive.
- Require development to respond to the existing topography and natural assets of the precinct.
- Protect long-term subdivision and development opportunities.

1.005/06/2014
C29**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.

2.005/06/2014
C29**Conditions and requirements for permits**

A permit granted must include the following:

- Condition/s ensuring that any requirement or conditions set out in the development plan are implemented as part of the permit or the plans endorsed under the permit.
- Condition/s requiring that all residential development must be serviced with reticulated water and sewerage and underground reticulated electricity.
- Condition/s requiring that all lots must be serviced with unsealed roads provided at the developers cost before a statement of compliance is issued.
- Condition/s requiring that detailed construction plans must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed by the responsible authority and will form part of the planning permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must detail:
 - All roads shown on the plan of subdivision;
 - Roads, footpaths, verges and stormwater infrastructure with dimensions commensurate with the requirements of Clause 56.

All works constructed or carried out must be in accordance with these plans.

3.005/06/2014
C29**Requirements for development plan**

The Development Plan must show or include the following matters:

- 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.
- The location of any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- Provision of a hierarchy of streets to allow for progressive subdivision over time.
- Roads located to integrate with the existing land ownership pattern, to respond to the existing topography and to avoid existing dwellings and significant vegetation.
- Arrangements for the provision of all physical and community infrastructure services to the land.
- The shared pathway network, including opportunities to link paths to formal networks on abutting land. Footpaths should be unsealed and informal, in keeping with the precinct's character.
- The layout of major areas of open space and the type of facilities, if any, to be provided for users of the open space.
- A **landscape plan** that includes:
 - Any necessary arrangements for the preservation or regeneration of existing vegetation.
 - Provision of informal indigenous planting along key roads.
 - Provision of Water Sensitive Urban Design (WSUD) treatments along natural drainage lines and along key roads.
- Stormwater management methods, including the location of any on-site drainage retention facilities.
- The proposed subdivision layout and development of the land including roads, lot boundaries, streetscape treatments and landscaping.
- The staging and anticipated timing of development.
- General consistency with the Dunkeld Structure Plan, January 2014 and 'Township Residential' Urban Design Guidelines, 2012.
- A **soil and water report** must be provided with all applications to 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.