

19/01/2006
VC37**SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO2****LOW DENSITY RESIDENTIAL ZONE**

The Development Plan Overlay 2 applies to Low Density Residential zoned land in Swan Hill, Robinvale and Nyah.

1.019/01/2006
VC37**Requirements for development plan**

Any development plan for this land must outline and assess:

- Site assessment and response, including natural features, slope, orientation, views, drainage lines, native vegetation, and impact on neighbouring and nearby land.
- Proposed lot layout and density, including building envelopes if appropriate.
- Internal road layout and external road access, including future road linkages, street lighting, and proposed road surfacing and standards.
- All servicing, including water, drainage and stormwater, electricity and telecommunications, and sewerage if applicable.
- Existing and future open space, including linkages to and between areas of open space.
- Landscaping, existing native vegetation and streetscape treatment.
- The stages, if any, in which the land is to be subdivided and developed.

Before any planning permit is granted for any use or development of land that the Development Plan Overlay 2 applies to, the responsible authority must consider and be satisfied that the following guidelines are met:

- The proposed use and/or development is consistent with any approved Development Plan.
- The proposed use and/or development is consistent with the conditions and requirements for permits, requirements for the development plan and decision guidelines sections of this overlay schedule.
- The proposal meets Swan Hill Rural City Council road, drainage and effluent disposal standards.
- A requirement for public open space land or monetary contribution for recreation purposes when a contribution is required in accordance with the *Subdivision Act*.
- Reticulated water to meet service authority standards.
- Provision of underground electricity.
- The proposal incorporates and meets the following urban design principles:
 - A site assessment and design response that provides proposed layout and development that is compatible with the site conditions, adjoining land and general area.
 - Pedestrian and vehicular provision, accessibility and safety.
 - Accessibility and linkages to open space, and consideration of how to enhance existing linkages and open space.
 - Quality urban environmental standards, including urban stormwater design and treatment, energy and water efficiency, landscaping, and protection and incorporation of natural features.
 - Retention of existing native vegetation.
 - Urban services, including reticulated water, and street lighting.
 - Provision for waste water systems that meet requirements of the *Septic Tanks Code of Practice*, Environment Protection Authority, 2003 and *Land Capability Assessment for Onsite Domestic Wastewater Management*, 2003.