

23/01/2014
C205

SCHEDULE 3 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO3**.

GENERAL RESIDENTIAL ZONE – DENSITY MANAGEMENT AREAS

1.0

19/01/2006
VC37

Requirement before a permit is granted

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority to use land, construct buildings or to construct or carry out works.

2.0

19/01/2006
VC37

Conditions and requirements for permits

All residential development must be serviced with reticulated water and sewerage and underground, reticulated electricity.

All residential development must be serviced with sealed roads and underground stormwater drainage.

3.0

22/03/2012
C109

Requirements for development plan

The development plan must:

- Describe the relationship of proposed uses on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.
- 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.
- List the staging and anticipated timing of development.
- Provide appropriate arrangements for the preservation or regeneration of existing vegetation.
- Provide suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to urban areas.
- Provide a soil and water report with all applications to demonstrate the capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts soil and water downstream of the development.
- Indicate lots of at least 4000m² unless it can be demonstrated that the lots can be fully serviced, remnant vegetation can be retained and the proposed lot size is compatible with the general character of the area.