

22/03/2012  
C109

## **SCHEDULE 6 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO6**.

### **TOWNSHIPS**

This schedule applies to all use and development for which a permit is required.

#### **1.0**

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#### **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 for:

- Extensions and alterations to an existing dwelling;
- A dwelling which is the only dwelling on the lot;
- A building ancillary to a dwelling or for use in association with agriculture;
- Works; and
- A subdivision which does not increase the number of lots.

#### **2.0**

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

All township development must be serviced with reticulated water and underground, reticulated electricity, where available.

Where reticulated 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.

All township development must be serviced with sealed roads or an alternative all weather treatment to the satisfaction of the responsible authority.

#### **3.0**

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#### **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.
- 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 townships 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 on soil and water downstream of the development.