

23/01/2014  
C205

## **SCHEDULE 25 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO25**.

### **HUNTLY TOWNSHIP PLAN NEW DEVELOPMENT AREA**

This schedule applies to land zoned General Residential Zone, Low Density Residential Zone and Rural Living Zone.

#### **1.0**

31/03/2011  
C136

#### **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 construct a building or construct or carry out works for:

- One dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot and is unlikely to compromise the future development of the land.
- An alteration or extension to an existing dwelling that would increase the floor area by less than 50%.

#### **2.0**

31/03/2011  
C136

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

The development plan must:

- Give relevant consideration to the Huntly Township Plan 2009.
- 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 such as roads, drainage, sewage, curbing and other infrastructure deemed necessary for development to occur.
- List the staging and anticipated timing of development.
- Provide appropriate arrangements for the preservation or regeneration of existing vegetation and the creation of habitat links between areas of preserved vegetation.
- Ensure alternative access and easements are provided to allow public roads with remnant vegetation to be protected and be closed as public roads.
- Identify road connections to, and intersection treatments on, the Midland Highway to the satisfaction of VicRoads.
- 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 downstream of the development.