

12/03/2015
GC20**SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO1**.

General Residential Development Plan**1.0**05/07/2012
C24**Conditions and requirements for permits**

All residential development must be serviced with:

- reticulated water and sewerage and underground reticulated electricity;
- sealed roads and reticulated stormwater drainage.

A planning permit may be granted for minor buildings and works associated with existing use rights or development without the need to prepare a Development Plan.

A permit must not be granted to subdivide land until the responsible authority is satisfied that the proposal will be integrated with both undeveloped and developed land on the site and in the locality.

2.005/07/2012
C24**Requirements for development plan**

The Development Plan must:

- Be generally in accordance with any relevant outline Development Plan or Structure Plan.
- Describe the relationship of proposed development on the land to existing and proposed developments on adjoining land.
- Identify proposed buffer areas separating land.
- Identify any sites of conservation, heritage, archaeological significance or with landscape value and how they will be proposed to be managed and/or protected.
- Identify potential residential densities.
- Show the conceptual layout of future internal roads and proposed external road access to the land.
- Where appropriate, include the provision of adequate and functional open space networks and recreational areas and linkages to nearby existing and proposed open space/recreational areas.
- Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure unless otherwise required by an adopted Development Contribution Plan.
- Provide for the orderly staging of development and supply of services. In order to prevent leapfrog development and the oversupply of land, staging must be determined having regard to:
 - Existing land supply in the locality, and;
 - Efficient use of existing and future infrastructure.
- Where practical, list the anticipated timing of development.
- Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of vegetation.

- Provide for suitable linkages and where necessary the funding or provision of suitable infrastructure between the site, adjacent areas, and public facilities and nearby urban areas for road, pedestrian, bicycle and public transport facilities.
- Require the provision of soil and water reports to accompany all applications demonstrating the capacity of infrastructure to service the development, treat and retard stormwater and reduce any downstream soil and water impacts of the development.
- Include a conceptual Stormwater Management Plan demonstrating principles of Water Sensitive Urban Design in accordance with the Stormwater Management Policy (Clause 22.03-11).