

13/02/2014
C33**SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY**

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

BRIDGEWATER ON LODDON LOW DENSITY RESIDENTIAL AREA

This schedule applies to the land within the Low Density Residential Zone bounded by Park Street, Peppercorn Lane, Sugargum Drive and Bridgewater-Maldon Road, Bridgewater as shown on Map 1 in this Schedule.

1.013/02/2014
C33**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.

2.013/02/2014
C33**Conditions and requirements for permits**

- All development must be serviced by reticulated water and sewerage.
- All development must be serviced by sealed roads.

3.013/02/2014
C33**Requirements for development plan**

- A development plan must be generally in accordance with Map 1 attached to this schedule.
- No lot may be entirely within the area shown hatched on Map 1 attached to this schedule. This area should include public open space and any residential lot created within this area must provide a building envelope large enough to contain a dwelling and ancillary outbuildings outside the hatched area.
- A development plan must show any lot created within the areas shown shaded on Map 1 attached to this schedule must provide a building envelope large enough to contain a dwelling and ancillary outbuildings outside the shaded area. Alternatively, the development plan may demonstrate suitable works being provided to the satisfaction of the relevant floodplain authority and the responsible authority to prevent flooding through the affected area.
- A development plan must provide suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to rural residential and urban areas.
- A development plan must include an engineering assessment and a soil and water report 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.
- A development plan must identify any sites of conservation, heritage or archaeological significance and the means by which they will be managed.

Transport Network

- A Transport Impact Assessment Report (TIAR) is to be prepared to the satisfaction of the Roads Corporation and the responsible authority that considers the wider impact of the entire future development of the site on the following intersections:
 - i. Bridgewater Maldon Road and Camp Street
 - ii. Bridgewater Maldon Road and Peppercorn Lane

iii. Calder Highway and Lyndhurst Street

- The TIAR must address considerations raised in the *Transport Integration Act 2010* to ensure that the provision of other modes of transport is addressed if required. This must include, but not be limited to infrastructure that relates to public transport routes, bus stops, cycle and pedestrian facilities and their connection from the site to the surrounding area.

Map 1. Bridgewater on Loddon Low Density Residential Area

