

19/01/2006
VC37

SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO2**.

TOWNSHIP ZONE DEVELOPMENT PLAN

1.0

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Conditions and requirements for permits

- All township development should wherever practical be serviced with reticulated water and sewerage and underground reticulated electricity.
- Where sewerage infrastructure cannot be provided soil and water reports must be submitted demonstrating compliance with State and Local Policies on effluent and stormwater disposal.
- All township development should wherever practical be serviced with sealed roads and underground stormwater drainage.

2.0

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Requirements for development plan

The Development Plan will:

- describe the relationship of uses proposed 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;
- provided suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to township 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.