

19/01/2006  
VC37

## **SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY**

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

### **Township Zone**

**1.0**  
19/01/2006  
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#### **Requirement before a permit is granted**

A Development Plan must be prepared to the satisfaction of the responsible authority prior to the issue of a planning permit for the subdivision of two or more lots.

**2.0**  
19/01/2006  
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#### **Conditions and requirements for permits**

- All township development must be serviced with reticulated water and sewerage and underground reticulated electricity, and 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 must be serviced with sealed roads and underground stormwater drainage.

**3.0**  
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#### **Requirements for development plan**

The Development Plan should:

- 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;
- provide 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 on soil and water downstream of the development.