

27/05/2019
C239wsea

SCHEDULE 2 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

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

WHITTLESEA RURAL RESIDENTIAL AREA

1.0

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Objectives

None specified.

2.0

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Requirement before a permit is granted

The Responsible Authority may grant a permit for subdivision, use or development prior to approval of a development plan provided that the Responsible Authority is satisfied that the subdivision, use or development will not prejudice the future use or development of the land for the purpose of the zone or any other aspect of the Municipal Planning Strategy.

3.0

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Conditions and requirements for permits

None specified.

4.0

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Requirements for development plan

The Development Plan may include land beyond the area to be subdivided and must show in concept plan form, as appropriate:

- Compliance with any approved Local Structure Plan or Incorporated Plan which applies to the land.
- The subdivision design or layout of allotments.
- The internal road networks, road cross-sections and traffic treatments including the location and standard of bicycle and pedestrian footpaths
- The co-ordination of different land ownerships
- Topographic details and the identification of significant environmental, physical and cultural features
- A drainage plan detailing works to control stormwater drainage run-off from the subdivision and individual lots
- Open space contribution requirements
- Preliminary soil tests
- A conceptual level landscape plan including the location and retention of existing vegetation, the area proposed for revegetation including tree species and density and details of any excavations or alterations to the natural surface level
- Separate building and effluent disposal envelopes for each lot.