

19/01/2006
VC37

SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY

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

1.0

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Conditions and requirements for permits

- All residential development must be serviced with reticulated water and sewerage.
- 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 subdivision and development must be serviced with sealed roads.

2.0

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Requirements for development plan

The Development Plan should:

- Describe the relationship of development proposed on the land to existing and proposed development on adjoining land and proposed buffer areas separating land uses.
- Indicate 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 rural residential and urban areas.

A soil and water report should be submitted with all applications to demonstrate the capacity of infrastructure to service the development and treat stormwater.

3.0

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Exemptions

A permit is not required for:

- Agriculture.
- Dependent persons unit.
- Extensions to an existing dwelling.
- Minor utility installation.
- Minor works including sheds and outbuildings ancillary to agricultural production and/or an existing dwelling.
- Search for stone.
- Telecommunication facility when the requirements of Clause 52 are met.
- Timber production.