

19/01/2006
VC37

SCHEDULE 6 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO6**.

LOW DENSITY RESIDENTIAL DEVELOPMENT

1.0

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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 for a single dwelling on an existing lot.

2.0

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Conditions and requirements for permits

All new residential development must be serviced with:

- reticulated water and sewerage; and
- sealed roads.

Where sewerage infrastructure cannot be provided Land Capability Assessments must be submitted with an application for subdivision demonstrating:

- compliance with state and local policies and any relevant Code of Practice concerning effluent disposal; and
- that soil type and environmental conditions within the catchment can treat the number of proposed effluent disposal systems both from the site and those within the surrounding area.
- A 10-metre wide plantation reserve must be provided along the frontage to the Northern Highway.
- All buildings must be setback at least 20 metres from the Northern Highway reserve.

3.0

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Requirements for development plan

The development plan must show or include details, where appropriate:

- An indicative lot layout and staging plan and the impact of staged development upon traffic and drainage;
- The relationship of the land to adjoining land;
- Proposed buffer areas to incompatible land uses and main roads;
- Any sites of conservation, heritage or archaeological significance and how they are to be managed;
- Arrangements for the retention and management of native vegetation in accordance with the three step approach to achieving a 'Net Gain' outcome;
- Traffic impacts on the road network both within and outside of the land, including a traffic engineering strategy designating street hierarchy, predicted traffic volumes, traffic control and any mitigating works required on the arterial road network, to the satisfaction of the responsible authority and VicRoads;
- Interconnectivity of vehicle, cycling and pedestrian linkages within the development area and to the existing road network and adjoining land;
- Road reserve class demonstrating adequacy for intended functions;
- A stormwater drainage strategy including location preliminary sizing of drainage reserves, draining retardation, treatment systems and surface flow paths;
- Public open space provision and linkages;
- The orientation of lots typically to address public open space and roads;

CAMPASPE PLANNING SCHEME

- The principles of water sensitive urban design (WSUD);
- The means of potable water supply and the effluent disposal;
- Natural hazards such as bushfire and flooding,
- Fencing types; and
- Any potential activities that may cause soil erosion or water quality degradation and measures for minimising these impacts to the satisfaction of the Department of Sustainability and Environment.