

24/06/2010
C53

SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO1**.

Residential Development Plan

1.0

19/01/2006
VC37

Requirement before a permit is granted

The development plan must show:

- the relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses;
- any sites of conservation, heritage or archaeological significance and the means by which they will be managed;
- appropriate arrangements for the provision and funding of necessary physical and social infrastructure;
- the staging and anticipated timing of development;
- an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation;
- suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to urban areas.

2.0

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Conditions and requirements for permits

Before deciding on an application, in addition to the decision guidelines of Clause 65, the responsible authority must consider:

- The capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts on soil and water downstream of the development.
- The availability of reticulated water and sewerage and underground reticulated electricity to residential development.
- The ability of any residential development to be serviced with sealed roads and underground stormwater drainage.