

19/01/2006  
VC37

## **SCHEDULE 1 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

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

### **TOWNSHIP DEVELOPMENT PLAN - BANNOCKBURN**

#### **1.0**

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#### **Requirement before a permit is granted**

A development plan is required to be submitted with a planning permit application or before a planning permit is granted to subdivide land into two or more lots

#### **2.0**

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#### **Conditions and requirements for permits**

All township development must be serviced with reticulated water and sewerage (when available).

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.

#### **3.0**

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

The development plan must be submitted which describes the following:

- 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 township areas;
- A soil and water report must be submitted with all applications to demonstrate the capacity of infrastructure to service the development and treat stormwater.