

19/01/2006
VC37

SCHEDULE 2 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

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

LOW DENSITY RESIDENTIAL DEVELOPMENT PLAN

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 residential 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 residential development must be serviced with sealed roads.

3.0

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Requirements for development plan

The development plan must describe:

- 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 rural residential and urban 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.