

30/10/2008
C107

SCHEDULE 2 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

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

EPSOM AND ASCOT

1.0

19/01/2006
VC37

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 to use land, construct buildings or to construct or carry out works.

2.0

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Conditions and requirements for permits

All development must be generally in accordance with the reports entitled “Outline Development Plan 1 – Station Street, Epsom” or “Outline Development Plan 2 – Myrtle Road, Ascot.”

All residential development must be serviced with reticulated water and sewerage.

All development must be serviced with sealed roads to the satisfaction of the responsible authority.

3.0

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Requirements for development plan

The development plan must:-

- Describe the relationship of uses proposed on the land to the existing and proposed uses on adjoining land and proposed buffer areas separating land uses and public land.
- Provide appropriate arrangements for the provision and funding of necessary physical and community infrastructure.
- Provide suitable linkages between the site and road, public, bicycle and pedestrian transport facilities.
- Provide a soil and water report with all applications to demonstrate the capacity of infrastructure to service the development, treat and retard stormwater and reduce any soil and water impacts downstream of the development.