

15/11/2007
C42

SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY

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

LOW DENSITY RESIDENTIAL AREAS

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 subdivision to create a lot for an existing dwelling.
- Any buildings and works associated with the continued use of the land for agriculture.

2.0

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Conditions and requirements for permits

The following requirements should be met before a permit can be granted to subdivide land:

- The subdivision must be a two lot subdivision.
- An agreement under section 173 of the Act must be entered into with the owner of the lot without the dwelling, which ensures the land may not be further subdivided so as to increase the number of lots until a development plan has been prepared to the satisfaction of the responsible authority.

3.0

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Requirements for development plan

The development plan must provide for the following:

- A clearly distinguishable road hierarchy with the differences in road function reflected in the road width, design layout and road reserve treatments.
- Innovative design of all proposed public open spaces incorporating pedestrian and cycle paths and linking open space networks with community facilities and local neighbourhood activity centres with the surrounding residential precinct.
- The means of servicing to lots including the provision of reticulated water and sewer to all residential lots or alternative EPA approved effluent disposal systems.
- Identification of the means of draining the land.
- The need for open space and any other community infrastructure as considered necessary by the responsible authority.
- The impact of the development on any sites of flora or fauna significance, archaeological significance or significant views that may affect the land.
- Retention of any existing tree stands of value and an appropriate landscaping theme for nature strips and public open space including the use of salt tolerant plants.
- Identification of common trenching of compatible services.
- The application of water sensitive urban design principles.
- The comments of Lower Murray Water.
- The comments of the Mallee Catchment Management Authority.