

19/01/2006
VC37

SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO3**

LOW DENSITY RESIDENTIAL ZONE

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.
- Where sewerage infrastructure cannot be provided, a Land Capability Statement must be submitted in accordance with the publication – *Land Capability Assessment for Onsite Domestic Wastewater Management*, Environment Protection Authority, Publication 746, February 2001.
- All low density residential development must be serviced with sealed roads.

A permit may be granted for a dwelling house on an existing allotment of land without the need for the preparation of a development plan, providing no other dwellings exist on the lot, the dwelling will be connected to reticulated water and sewerage services, and the lot is at least the area specified in the Schedule to the Low Density Residential Zone.

3.0

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Requirements for development plan

A Development Plan must:

- Describe the relationship of uses proposed on the land to existing and proposed uses on adjoining land and identify any proposed buffer areas to separate them.
- Identify any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- Identify the staging and anticipated timing of development.
- Provide an overall scheme of landscaping and any necessary arrangements for the preservation of regeneration of existing vegetation.
- Provide suitable linkages between the site using road, bicycle and pedestrian transport facilities to rural residential and urban areas.
- Provide a Soil and Water Management Plan (SWMP) to demonstrate the capacity of infrastructure to service the development, treat and retard stormwater, and reduce any impacts on soil and water downstream of the proposed development. Reference must be made to the publication – *Soil and Water Management Guidelines for Subdivision*, publication prepared jointly by Albury, Hume and Wodonga Councils, undated.
- Identify proposed water supplies, storages and systems required for fire fighting purposes.