

15/11/2012
C24

SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO5**.

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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Design objectives

- To encourage development that is in accordance with an approved *Development Plan*.
- To encourage an accessible residential development that provides a high level of amenity and a quality living environment.
- To encourage a range of housing types and densities.

3.0

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Conditions and requirements for permits

All residential development must be serviced with:

- reticulated water and sewerage and underground reticulated electricity;
- sealed roads and underground stormwater drainage.

A permit may be granted for a dwelling house on an existing allotment of land, where no other dwellings exist on the lot and where the dwelling will be connected to reticulated water and sewerage services, without the need for preparation of a development plan.

4.0

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Requirements for development plan

The Development Plan must:

- Include a feature plan that identifies existing features and constraints of the site.
- Describe the relationship of proposed development on the land to existing and proposed developments on adjoining land.
- Identify any sites of conservation, heritage or archaeological significance and how they will be proposed to be managed.
- Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure and public open space.
- Identify the lot layout, lot yield, staging and timing of development.
- Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of vegetation.
- Provide suitable linkages between the site and urban areas for road, public, bicycle and pedestrian transport facilities.
- Require the provision of soil and water reports to accompany all applications identifying site constraints and demonstrating the capacity of infrastructure to service the development, treat and retard stormwater and reduce any downstream soil and water impacts of the development in accordance with urban stormwater best practice and water sensitive urban design.