

30/04/2020
C025**SCHEDULE 6 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO6**.

RURAL LIVING ZONE**1.0**30/04/2020
C025**Objectives**

None specified.

2.030/04/2020
C025**Requirement before a permit is granted**

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority.

A development plan may be prepared and implemented in stages, by agreement with the responsible authority.

3.030/04/2020
C025**Conditions and requirements for permits**

None specified.

4.030/04/2020
C025**Requirements for development plan**

A development plan must include the following requirements:

- Proposed lot layout, yield and density based on land capability assessment, including consideration of site constraints such as retaining native vegetation, steep topography, significant ridgelines and landscapes, potential bushfire risk and waterways.
- Internal road layout and external road access, including future road linkages, with an emphasis on avoiding additional accesses to arterial roads where possible and accommodating emergency services vehicles.
- Where appropriate, a Traffic Impact Assessment Report (TIAR) to determine the extent of mitigating works on arterial roads. The need for a TIAR and extent of any mitigating works must be determined in consultation with VicRoads.
- Staging and anticipated timing of development.
- Areas of bushfire risk.
- Building envelopes that take into account natural features such as drainage lines, waterways, significant ridgelines and landscapes, steep land and native vegetation.
- Identification of site biodiversity values, and any proposed areas of native vegetation management, revegetation or other environmental improvements, or constraints.
- Waste water land application area sizing and location with notional equivalent sized backup land application areas based on land capability assessment that identifies all waterways and drainage lines, and uses the methodology articulated by the following:
 - *EPA Publication 891.4 - Code of Practice - Onsite Wastewater Management (as amended or its successor/s).*
 - *Australian Standard - AS/NZS 1547:2012 Onsite Domestic Wastewater Management (as amended or its successor/s).*