

14/02/2008  
C49

## **SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as DPO1.

### **RESIDENTIAL 1 ZONE DEVELOPMENT PLAN**

#### **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 to use land, construct a building or construct or carry out works.

#### **2.0**

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#### **Conditions and requirements for permits**

A permit granted should include the following conditions or requirements:

- All residential development should be serviced with reticulated water and sewerage and underground reticulated electricity.
- All residential development should be serviced with sealed roads and underground stormwater drainage.

#### **3.0**

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#### **Requirements for development plan**

The development plan should:

- Describe the relationship of developments proposed on the land to existing and proposed developments on adjoining land and proposed buffer areas separating land uses.
- Identify any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- Provide appropriate arrangements for the provision of necessary physical and social infrastructure.
- Identify the staging and anticipated timing of development.
- Provide for an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation.
- Provide suitable road, bicycle and pedestrian facilities in urban areas.
- Provide a soil and water report 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 development.