25/01/2006
C67

SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO1**

ENVIRONMENTAL MANAGEMENT PLANS

This schedule applies to most land zoned Rural Conservation and Rural Living, and to land zoned Farming in the Axe Creek area.

1.0 Requirement before a permit is granted

25/01/2006
C67

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for:-

- Activities and works prescribed in a whole farm plan prepared by an approved practitioner,
- Alteration and extension to an existing dwelling, and outbuildings associated with an existing dwelling.

2.0 Conditions and requirements for permits

25/01/2006
C67

All development must be serviced with sealed roads.

3.0 Application requirements

25/01/2006
C67

A development plan and any application must demonstrate: -

- Consistency with the relevant zone.
- Consistency with other relevant provisions of the planning scheme.
- Consistency with local and regional land management strategies.
- The capability of the site to sustain the proposal.
- How vegetation and other special features will be retained or enhanced.
- How any relevant risk or hazard will be minimised.
- How visual impact will be minimised.

4.0 Requirements for development plan

25/01/2006
C67

The development plan must include: -

- The following details:
  - The type and intensity of the development.
  - Timing and staging of the development.
  - Future provision of social and physical services.
  - Building envelopes and lot boundaries.
  - Landforming, drainage and dams.
  - Services and infrastructure including the location and design of roads and effluent disposal.

- Certification by an approved land management practitioner, if required by the Responsible Authority.
- A site analysis plan showing site features as required by the responsible authority. These features may include:
  - Topographic features, contours and drainage patterns.
  - Existing dams, permanent and seasonal wetlands and waterways.
  - Vegetation and pest plants.
  - Soil type, soil depth to rock, rock outcrops and surface reefs.
  - Existing land use, buildings and ruins.
  - Existing access and utility services.
  - Views and landscape features.
  - Wildfire hazard.
  - Environmental features including degraded land, saline discharge, recharge areas, potential inundation and flooding.
  - Cultural, historic and conservation values including significant flora and fauna.
  - Use of adjoining public land.
  - Boundaries of any relevant proclaimed water catchments.