

19/01/2006
VC37

SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO5.

RURAL LIVING ZONE DEVELOPMENT PLAN

1.0

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Conditions and requirements for permits

A permit granted must include the following conditions or requirements:

- All development should be serviced with water and reticulated electricity.
- All development should be serviced with sealed roads.

2.0

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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.
 - Provide appropriate arrangements for the provision and funding 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.
 - Identify proposed water supply systems, to service residential development on site, by either water bore, on site dam, community supply pumped from rivers or storages. The use of dams shall require demonstration that site, soil type and location are appropriate. Results should demonstrate that the water is potable and that supply can be assured.
 - Identify proposed water supplies, storages and systems required for fire fighting purposes.