

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 Environmental Rural and Rural Living, and to land zoned Rural in the Axe Creek area.

1.0 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 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

All development must be serviced with sealed roads.

3.0 Application requirements

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

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.