

19/01/2006
VC37

SCHEDULE THREE TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO3.

LOW DENSITY RESIDENTIAL ZONE DEVELOPMENT PLAN

1.0

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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.
- If sewerage infrastructure cannot be provided, soil and water reports should be submitted demonstrating:
 - Compliance with State and local policies on effluent and stormwater disposal.
 - That soil type and environmental conditions within the catchment can treat the number of proposed effluent disposal systems both from the site and those within the surrounding area.
- 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.
- 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.