

## **SCHEDULE 9 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO9**

### **JUNORTOUN 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:

- Extensions and alterations to an existing Dwelling;
- A Dwelling which is the only dwelling on the lot;
- A building ancillary to a Dwelling or for use in association with Agriculture; and
- Works.

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

All residential development must be serviced with reticulated water and sewerage.

Where reticulated sewerage infrastructure cannot be provided soil and water reports must 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 the surrounding area.

All development must be serviced with sealed roads.

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

The development plan must: -

- Describe the relationship of proposed uses on the land to existing and proposed uses 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 and funding of necessary physical and social infrastructure.
- List the staging and anticipated timing of development.
- Provide appropriate arrangements for the preservation or regeneration of existing vegetation.
- Provide suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to urban areas.
- Provide a soil and water report with all applications 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 supplies, water storages and systems required for fire fighting purposes.
- Indicate lot layout in subdivisions based on land capability, environmental considerations such as steep slopes and existing bushland and the subdivision pattern of surrounding land.