

## **SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO2**

### **EPSOM AND ASCOT**

#### **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 to use land, construct buildings or to construct or carry out works.

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

All development must be generally in accordance with the reports entitled “Outline Development Plan 1 – Station Street, Epsom” or “Outline Development Plan 2 – Myrtle Road, Ascot.”

All residential development must be serviced with reticulated water and sewerage. Where sewer 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 system both the site and those within 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 uses proposed on the land to the existing and proposed uses on adjoining land and proposed buffer areas separating land uses and public land.
- Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- Provide suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to rural residential and 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 soil and water downstream of the development.