

19/01/2006
VC37

SCHEDULE 6 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO 6**

LOW DENSITY RESIDENTIAL DEVELOPMENT

1.0 Requirement before a permit is granted

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A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for a single dwelling on an existing lot.

2.0 Conditions and requirements for permits

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All new residential development must be serviced with:

- reticulated water and sewerage; and
- sealed roads.

Where sewerage infrastructure cannot be provided Land Capability Assessments must be submitted with an application for subdivision demonstrating:

- compliance with state and local policies and any relevant Code of Practice concerning effluent disposal; and
- 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.

A 10-metre wide plantation reserve must be provided along the frontage to the Northern Highway.

All buildings must be setback at least 20 metres from the Northern Highway reserve.

3.0 Requirements for development plan

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The development plan must show or include details, where appropriate:

- An indicative lot layout and staging plan and the impact of staged development upon traffic and drainage;
- The relationship of the land to adjoining land;
- Proposed buffer areas to incompatible land uses and main roads;
- Any sites of conservation, heritage or archaeological significance and how they are to be managed;
- Arrangements for the retention and management of native vegetation in accordance with the three step approach to achieving a 'Net Gain' outcome;
- Traffic impacts on the road network both within and outside of the land, including a traffic engineering strategy designating street hierarchy, predicted traffic volumes, traffic control and any mitigating works required on the arterial road network, to the satisfaction of the responsible authority and VicRoads;
- Interconnectivity of vehicle, cycling and pedestrian linkages within the development area and to the existing road network and adjoining land;
- Road reserve class demonstrating adequacy for intended functions;
- A stormwater drainage strategy including location preliminary sizing of drainage reserves, draining retardation, treatment systems and surface flow paths;

- Public open space provision and linkages;
- The orientation of lots typically to address public open space and roads;
- The principles of water sensitive urban design (WSUD);
- The means of potable water supply and the effluent disposal;
- Natural hazards such as bushfire and flooding,
- Fencing types; and
- Any potential activities that may cause soil erosion or water quality degradation and measures for minimising these impacts to the satisfaction of the Department of Sustainability and Environment.