

05/07/2012
C24**SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO5**.

Rural Living Zone**1.0**05/07/2012
C24**Conditions and requirements for permits**

All development must be serviced with:

- water and reticulated electricity;
- all weather public roads.

A permit may be granted for a dwelling house on an existing allotment of land without the need for the preparation of a development plan, providing the lot is smaller than 8ha.

A planning permit may be granted for minor buildings and works associated with existing use rights or development without the need to prepare a Development Plan.

A permit must not be granted to subdivide land until the responsible authority is satisfied that that the proposal will be integrated with both undeveloped and developed land on the site and in the locality.

2.005/07/2012
C24**Requirements for development plan**

The Development Plan must:

- Be generally in accordance with any relevant Outline Development Plan or Structure Plan.
- Describe the relationship of proposed development on the land to existing and proposed developments on adjoining land.
- Identify proposed buffer areas separating land.
- Identify any sites of conservation, heritage, archaeological significance or with landscape value and how they will be proposed to be managed and/or protected.
- Identify potential residential densities.
- Show the conceptual layout of future internal roads and proposed external road access to the land.
- Where appropriate, include the provision of adequate and functional open space networks and recreational areas and linkages to nearby existing and proposed open space/recreational areas.
- Provide appropriate arrangements for the provision and funding of necessary physical infrastructure (including adequate potable water supply) and social infrastructure unless otherwise required by an adopted Development Contribution Plan.
- Provide for the orderly staging of development and supply of services. In order to prevent leapfrog development and the oversupply of land, staging must be determined having regard to:
 - Existing land supply in the locality, and;
 - Efficient use of existing and future infrastructure.
- Where practical, list the anticipated timing of development.
- Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of vegetation.

- Provide suitable linkages between the site, adjacent areas, and public facilities and nearby urban areas for road, pedestrian, bicycle and public transport facilities.
- Identify proposed water supply systems to service residential development on site, by either tanks, water bore, on site dam, community supply pumped from rivers or storages. The use of dams will require demonstration that site, soil type and location are appropriate. Bore water shall be accompanied by a report demonstrating that the water is potable and that supply can be assured.
- Identify proposed water supplies, storage and systems required for fire fighting purposes.
- Require the provision of soil and water reports to accompany all applications demonstrating the capacity of infrastructure to service the development, treat and retard stormwater and reduce any downstream soil and water impacts of the development.
- Demonstrate how Water Sensitive Urban Design (WSUD) principles will be used in managing stormwater and drainage.
- Identify proposed systems for the treatment and disposal of household effluent.

Before approving each Development Plan, the responsible authority must consider:

- Measures for the preservation of remnant vegetation along drainage lines - to ensure the quality and extent of existing remnant vegetation is maintained, streambank erosion is minimised and water quality is maintained.
- The need to provide for safe and efficient vehicle access and ensure that traffic generated by the proposed use and development does not have a detrimental impact on surrounding properties or roads.