

15/08/2013  
C99

## **SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO4**.

### **1.0**

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

- All development must be serviced with reticulated water and underground reticulated electricity.
- All development must be serviced with sealed roads.
- All waste water must be treated and retained on-site in accordance with the EPA Code of Practice – Onsite Wastewater Management.

### **2.0**

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

The Development Plan should:

- Describe the relationship of development proposed on the land to existing and proposed development on adjoining land and proposed buffer areas separating land uses.
- Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- Identify the staging and anticipated timing of development.
- Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation.
- Provide suitable linkages between highways, major roads and urban areas.
- Identify proposed water supply, storage and systems required for fire fighting purposes.
- A soil and water report should be submitted 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.
- Where reticulated sewerage infrastructure cannot be provided the development plan must identify wastewater disposal envelopes that meet minimum setback distances to waterways, dams and bores as required by the current EPA Code of Practice – Onsite Wastewater Management. The sizing of the wastewater disposal envelopes must be based on a Land Capability Assessment undertaken in accordance with EPA Publication No. 746.1, Land Capability Assessment for On Site Domestic Wastewater Management.
- Identify proposed building envelopes and their setback distances to waterways, property boundaries, roads, and vegetation;
- Minimise the need for road crossings over waterways;

### **3.0**

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#### **Exemptions**

A permit is not required for:

- Agriculture.
- Dependent persons unit.
- Extensions to an existing dwelling.
- Minor utility installation.

- Minor works including sheds and outbuildings ancillary to agricultural production and/or an existing dwelling.
- Search for stone.
- Telecommunication facility when the requirements of Clause 52 are met.
- Timber production.