

28/05/2021
C99gelg

SCHEDULE 1 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO1**.

RESIDENTIAL DEVELOPMENT PLAN

1.0 Objectives

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Proposed C106gelg

To ensure a coordinated approach to the provision of services for residential subdivision and development growth.

2.0 Requirement before a permit is granted

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None specified.

3.0 Conditions and requirements for permits

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The following conditions and/or requirements apply to permits:

- The provision of infrastructure to service the development, treat and retard stormwater and reduce any impacts on soil and water downstream of the development.
- The provision of reticulated water and sewerage and underground reticulated electricity to residential development.
- The servicing of any residential development with sealed roads and underground stormwater drainage.

4.0 Requirements for development plan

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A development plan must include the following requirements:

- The relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.
- Any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- Appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- The staging and anticipated timing of development.
- An overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation.
- Suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to urban areas.