

28/05/2021  
C99gelg

## **SCHEDULE 3 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO3**.

### **LOW DENSITY RESIDENTIAL**

#### **1.0 Objectives**

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Proposed C106gelg

To ensure a coordinated approach for the provision of services to low density 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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Proposed C106gelg

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.

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

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Proposed C106gelg

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 and public land.
- 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 rural residential and urban areas.
- Proposed water supplies, storage and systems required for fire fighting purposes.