

28/05/2021
C99gelg

SCHEDULE 5 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO5.

RURAL LIVING ZONE

1.0 Objectives

~~28/05/2021~~
~~699gelg~~ Proposed C106gelg ~~None specified~~ To ensure a coordinated approach for the provision of services to rural living 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

~~28/05/2021~~
~~699gelg~~ Proposed C106gelg ~~Before deciding on an application, in addition to the decision guidelines of Clause 65, the responsible authority must consider:~~

- ~~■ The capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts on soil and water downstream of the development.~~
- ~~■ The availability of water and reticulated electricity.~~
- ~~■ The ability for any development to be serviced with sealed roads.~~

None specified.

4.0 Requirements for development plan

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~~699gelg~~ Proposed C106gelg A development plan must include the following requirements:

- The relationship ~~if~~of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.
- Appropriate arrangements for the provision and funding of 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 highways, major roads and urban areas.
- Proposed water supply systems to service residential development on site by either water bore, on site dam, community supply pumped from rivers or storage. The use of dams will require demonstration that site, soil type and location are appropriate. Bore water shall be accompanied by results demonstrating that the water is potable and that supply can be assured.
- Proposed water supplies, storage and systems required for ~~fire fighting~~fire fighting purposes.