SCHEDULE 2 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO2.

EPSOM AND ASCOT

1.0 Objectives

None specified.

2.0 Requirement before a permit is granted

A permit may be granted to use land, construct a building or construct or carry works before a development plan has been prepared to the satisfaction of the responsible authority.

3.0 Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- All development must be generally in accordance with the reports entitled “Outline Development Plan 1 – Station Street, Epsom” or “Outline Development Plan 2 – Myrtle Road, Ascot.”
- All residential development must be serviced with reticulated water and sewerage.
- All development must be serviced with sealed roads to the satisfaction of the responsible authority.

4.0 Requirements for development plan

A development plan must include the following requirements:

- A description of the relationship of uses proposed on the land to the existing and proposed uses on adjoining land and proposed buffer areas separating land uses and public land.
- The provision of appropriate arrangements for the provision and funding of necessary physical and community infrastructure.
- The provision of suitable linkages between the site and road, public, bicycle and pedestrian transport facilities.
- The provision of a soil and water report with all applications to demonstrate the capacity of infrastructure to service the development, treat and retard stormwater and reduce any soil and water impacts downstream of the development.