SCHEDULE 4 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO4

LOW DENSITY RESIDENTIAL ZONE – DENSITY MANAGEMENT AREAS

1.0

Requirement before a permit is granted

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

2.0

Conditions and requirements for permits

All residential development must be serviced with reticulated water and sewerage where available. Land not serviced with reticulated water must provide a suitable alternative water supply.

Where reticulated sewerage infrastructure cannot be provided soil and water reports must be submitted demonstrating:

- Compliance with State and local policies on effluent and stormwater disposal.
- That soil type and environmental conditions within the catchment can treat the number of proposed effluent disposal systems both from the site and those within the surrounding area.

All development must be serviced with sealed roads or an alternative all weather treatment to the satisfaction of the responsible authority.

3.0

Requirements for development plan

The development plan must:

- Describe the relationship of proposed uses on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.
- Identify any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- Provide appropriate arrangements for the provision and funding of necessary physical and community infrastructure.
- List the staging and anticipated timing of development.
- Provide appropriate arrangements for the preservation or regeneration of existing vegetation.
- Provide suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to urban areas.
- Provide 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.
- Identify proposed water supplies, storages and systems required for fire fighting purposes.
- Identify appropriate lot sizes in subdivisions, based on strategic criteria including land capability, environmental impacts and the impact on consolidating urban centres.
- Indicate lots of at least 0.8 hectare in the Epsom/Huntly Corridor Low Density Residential Zone Area as shown on Map 1 attached to this schedule unless it can be demonstrated that the lots can be appropriately serviced, remnant vegetation can be retained and the proposed lot size is compatible with the general character of the area.
- Indicated lots of at least 1 hectare in the following Low Density Residential Zone areas as shown on Maps 2-6 attached to this schedule:
  - Map 2 North Huntly Area
unless it can be demonstrated that the lots can be appropriately serviced, remnant vegetation can be retained and the proposed lot size is compatible with the general character of the area.

- Indicate lots of at least 2 hectares in the Low Density Residential Zone areas as shown on Maps 8-11 attached to this schedule:
  - Map 7 White Hills Area
  - Map 8 Heathcote Area
  - Map 9 Strathfieldsaye Road Area
  - Map 10 Diamond Hill Road/Woodward Road Area
  - Map 11 Mandurang

unless it can be demonstrated that the lots can be appropriately serviced, remnant vegetation can be retained and the proposed lot size is compatible with the general character of the area.
MAP 3
HUNTLY AREA
MINIMUM LOT SIZE – 1.0 ha

Epsom/Huntly Corridor – refer to Map 1 of this section
MAP 4
RACECOURSE ROAD/GOLF COURSE ROAD AREA
MINIMUM LOT SIZE – 1.0 ha
MAP 6
JUNORTOUN AREA
MINIMUM LOT SIZE – 1.0 ha

* The area designated DPO4 only applies to this Low Density Residential Zone section
MAP 9
STRATHFIELDSAYE AREA
MINIMUM LOT SIZE - 2.0 ha
MAP 10
DIAMOND HILL ROAD/WOODWARD ROAD AREA
MINIMUM LOT SIZE – 2.0 ha
MAP 11
MANDURANG
MINIMUM LOT SIZE – 2.0 ha

Manurang
2.0 (ha)