

11/01/2024
C247gben

SCHEDULE 25 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO25**.

HUNTLY TOWNSHIP PLAN NEW DEVELOPMENT AREA

1.0
18/12/2020
C245gben

Objectives

None specified.

2.0
11/01/2024
C247gben

Requirement before a permit is granted

A permit may be granted to construct a building or construct or carry out works before a development plan has been prepared for:

- One dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot and is unlikely to compromise the future development of the land.
- An alteration or extension to an existing dwelling that would increase the floor area by less than 50 per cent.

3.0
18/12/2020
C245gben

Conditions and requirements for permits

None specified.

4.0
18/12/2020
C245gben

Requirements for development plan

A development plan must include the following requirements:

- The relevant consideration of the Huntly Township Plan 2009.
- A description of the relationship of proposed uses on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.
- The identification of any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- The provision of appropriate arrangements for the provision and funding of necessary physical and social infrastructure such as roads, drainage, sewage, curbing and other infrastructure deemed necessary for development to occur.
- The staging and anticipated timing of development.
- The provision of appropriate arrangements for the preservation or regeneration of existing vegetation and the creation of habitat links between areas of preserved vegetation.
- The provision of alternative access and easements to allow public roads with remnant vegetation to be protected and be closed as public roads.
- The identification of road connections to, and intersection treatments on, the Midland Highway to the satisfaction of VicRoads.
- 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 impacts downstream of the development.