

18/02/2010
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SCHEDULE 11 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO11

Land contained in Certificate of Title Vol. 9940 Folio. 442, which is described as being Crown Allotments 14, 15, 16, 17 & 18, Parish of Phillip Island, County of Mornington.

1.0
19/01/2006
VC37

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 for the following:

- Agriculture and any buildings or works associated with the use of the land for agricultural purposes.
- A fence.

2.0
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Conditions and requirements for permits

A permit must include any conditions identified in the development plan.

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Requirements for development plan

The development plan must include or show:

- The proposed use and development of each part of the land.
- Building envelopes on any lots which contain significant vegetation.
- A vegetation strip to be planted out on the boundary of all lots that adjoin existing residential lots and the western boundary of the site, including the width and appropriate species.
- A stormwater management plan detailing how stormwater will be collected and treated within the development, with particular emphasis on the removal of sediment, litter and other urban wastes from stormwater prior to its discharge off the site.
- A traffic management plan that considers minimising access points onto Settlement Road and McKenzie Road to reduce roadside vegetation fragmentation associated with individual access crossovers.
- The need for financial or other contributions towards the provision of physical, community and social infrastructure, implemented through an agreement under section 173 of the *Planning and Environment Act 1987*.
- The proposed layout pattern which:
 - Provides a convenient and safe internal road network.
 - Provides a convenient and safe pedestrian network.
 - Provides convenient and safe pedestrian and road linkages to surrounding areas.
 - Provides for a variety of lot sizes and housing types.
 - Does not have lots backing onto public open space reserves and roads (where appropriate).
 - Provides a sensitive residential interface with adjoining residential land.
 - Provides for non-residential land uses where appropriate.

- Useable public open space (as required) which is:
 - Clearly visible and accessible to residents within the site and from surrounding areas, providing a safe and convenient area to serve the recreational needs of future residents.
 - Located with any natural features that may exist on the site, including creeks, rivers and existing vegetation.
 - If appropriate, located adjoining open space areas (existing or planned) on neighbouring land.
- A list of any special conditions that should be applied to any permit issued.
- Any other matters, as deemed appropriate by the responsible authority, which the development plan should take account of based on the specific characteristics of the site.

The development plan must take into account the following (as appropriate):

- A site analysis and design response demonstrating how the plan responds to the opportunities and constraints of the site.
- A town planning report outlining how the plan responds to the State Planning Policy Framework and the Local Planning Policy Framework of the Bass Coast Planning Scheme.
- A flora and fauna study covering the whole site, prepared by a suitably qualified expert, which includes, but is not limited to, the identification of vegetation on the site (including species), its current health, its significance in the local, regional, state and national context, measures required to protect the identified vegetation, and the identification of any vegetation to be removed.
- A heritage assessment involving the following:
 - An archaeological assessment covering the whole site, prepared to the requirements of Aboriginal Affairs Victoria.
 - A cultural heritage assessment of any apparent sites of heritage significance, including, but not limited to, vegetation, buildings and ruins.