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C25

SCHEDULE 15 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO 15**

FUTURE RESIDENTIAL AREAS

1.0

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Requirement before a permit is granted

Any development plan prepared under the provisions of this overlay must be prepared to the satisfaction of the responsible authority.

A Development Plan must show: -

- A clear indication of the location of all proposed land uses with the plan area.
- 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 provide 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;
 - Prevents any lots from gaining direct access from the subject land to Ventnor Road;
 - Shows large lots abutting the Ventnor Road frontage;
 - Facilitates the retention of all remnant vegetation, including isolated significant trees such as the Moonah.
- Provides useable public open space (where required) which is: -
 - Clearly visible and accessible to residents within the subject site and from surrounding areas, providing a safe a convenient area to serve the recreational needs of future residents;
 - Located with any natural features which may exist on the subject land, including creeks, rivers, existing established vegetation;
 - Where appropriate, located adjoining open space areas (existing or planned) on neighbouring land.
- A Development Plan must be generally in accordance with the Development Plan prepared by Chris Dance Land Design Pty Ltd that is referenced in the Panel Report for Amendment C25 to the Bass Coast Planning Scheme.
- A list of any special conditions that should be applied to any permit issued.

Any approved Development Plan may be amended to the satisfaction of the responsible authority.

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Conditions and requirements for permits

A Development Plan must take into account the following (where appropriate): -

- A site analysis and design response demonstrating how the plan responds to the lands opportunities and constraints.
- A town planning report, outlining how the development 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 land, 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.
- Building envelopes must be provided on all lots containing vegetation that has been identified as being significant in a flora and fauna study.
- Landscape buffers and vegetation corridors with a minimum width of 5 metres must be provided around the internal perimeter of all development sites that are in excess of five hectares in area.
- A heritage assessment involving the following: -
 - An archaeological assessment, covering the whole site subject to the amendment, 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.
 - 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.
- The need for financial or other contributions towards the provision of physical, community and social infrastructure.
- Clause 56 of the Bass Coast Planning Scheme.
- Any planning permit that is issued for subdivision of the subject site should include the following conditions where relevant:
 - Settlement Road must be widened at the developer's expense, in accordance with the recommendations of the traffic management plan.
 - Stormwater must be discharged to the underground drain in Settlement Road at the developer's expense.
- 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 land.

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Requirements for development plan

Any planning permit issued must include any conditions identified in the development plan.

A planning permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the following: -

- One dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot;
- Agriculture and any buildings or works associated with the use of the land for agricultural purposes;
- A fence