

24/03/2011  
C116**SCHEDULE 21 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO21****WONTHAGGI NORTH-EAST GROWTH AREA****1.0 Requirements for development plan**24/03/2011  
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A development plan must be prepared for any parcel of land in the area covered by this Schedule.

Development Plans must generally be in accordance with the Wonthaggi North East Growth Area Concept Plan attached to this schedule.

The development plan 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 within the plan area.
- Development fronts that form a logical extension to the existing urban area.
- Development fronts that have convenient and logical access points.
- Development fronts that can be readily serviced.
- Development that delivers, and does not compromise, the achievement of the ultimate drainage strategy.
- Development fronts that contribute to the achievement of sustainable neighbourhood principles; avoiding isolated pockets of development for an extended period of time.

Residential Area

- The proposed layout pattern which:
  - Provides for integration with adjacent residential areas.
  - Provides for a variety of lot sizes and housing types, including identification of areas for medium density housing and assisted residential care in high amenity areas where appropriate.
  - Provides a convenient and safe internal road network and connections to existing road networks including existing subdivisions within the growth area and the following key collector and arterial roads: Fullers Road, Oates Road, Griffiths Street, Wentworth Road, Nelson Street, Turner Street, Korumburra Road and Inverloch Road.
  - Provides allowance for public transport within the road network.
  - Provides a safe and convenient pedestrian and cycling network along main internal and external roads and creates appropriate links with the surrounding residential areas and open space.
  - Provides lots that front public open space reserves and roads (where appropriate).
  - Provides for appropriate drainage for the site including Water Sensitive Urban Design where appropriate and indicates how the drainage relates to the Wonthaggi North East Growth Area Concept Plan.
  - Does not impact on any significant vegetation.
  - Responds to cultural heritage.

- Where appropriate, provides useable public open space that is generally in accordance with the locations indicated on the Wonthaggi North East Growth Area Concept Plan.
- Where required, incorporates drainage reserves as identified in the Wonthaggi North East Growth Area Concept Plan.
- Provides pedestrian and bicycle paths within and between areas of public open space and along the drainage reserve where appropriate.

#### Industrial and Bulky Goods Area

- The proposed layout pattern which:
  - Provides for integration with existing industrial uses.
  - Provides a road network that is convenient and accessible, and that provides clear connections to the external road network in particular the future bypass road and Inverloch Road.
  - Where appropriate, indicates pedestrian and cycling networks.
  - Where appropriate, incorporates the extension of the heritage rail trail.
  - Provides for a mix of lot sizes to accommodate a range of industrial and Business 4 Zone uses.
  - Provides for a diversity of lot sizes and development fronting Inverloch Road and the bypass road.
  - Provides for larger lots for more intensive uses internal to the site in the Industrial 1 Zone.
  - Provides for minimal front setbacks and building envelopes for all lots fronting Inverloch Road and the bypass road, to encourage rear of lot car parking.
  - Avoids lots backing on to open space or internal streets.
  - Provides for landscaping within the street network, including at interfaces to key external streets.
  - Provides for appropriate drainage for the site including Water Sensitive Urban Design where appropriate and indicates how the drainage relates to the Wonthaggi North East Growth Area Concept Plan.
  - Does not impact on any significant vegetation.
  - Responds to cultural heritage.
- The need for financial or other contributions towards the provision of physical, community, and social infrastructure.

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

## **2.0**

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### **Conditions and requirements for permits**

An application for a planning permit must be accompanied by the following (where appropriate):

- A site analysis and design response demonstrating
  - How the plan responds to the lands opportunities and constraints.
  - How the plan responds to the Wonthaggi North East Growth Area Concept Plan.

- 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 in particular the Wonthaggi / Dalyston Structure Plan, 2008, the Wonthaggi North East Growth Area Development Plan Report, 2009, and Environmental Significance Overlay - Schedule 4.
- 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. This report should be prepared to the satisfaction of Department of Sustainability and Environment.
- A heritage assessment involving the following: -
  - An archaeological assessment 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 is to be collected and managed. The plan should demonstrate how it integrates with the Wonthaggi North East Growth Area Concept Plan.
- A traffic management plan demonstrating how the proposed layout of the site integrates with the Wonthaggi North East Growth Area Concept Plan. The plan should include consideration of any likely traffic impacts on the surrounding road network.

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

### 3.0 Requirement before a permit is granted

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Before a permit is issued, offsets for native vegetation will be required to be determined to the satisfaction of the Department of Sustainability and Environment.

#### Agreement

Before a permit is issued the owners of the land must enter into an Agreement with the responsible authority pursuant to Section 173 of the *Planning and Environment Act 1987*.

This Agreement must make provision for contributions to be made by the owners towards the provision of on-site and off-site road and traffic improvements (including the provision of land and/or the payment of financial levies), required as a consequence of the intended use and development of the land.

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.

