

12/07/2012
C105

SCHEDULE 23 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO23**.

SAN REMO RESIDENTIAL GROWTH AREA

This schedule applies to land contained bound by Shetland Heights Road (south), Potters Hill Road (east) and the existing residential land (west).

1.0

Requirement before a permit is granted

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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.
- Minor drainage works
- Minor earthworks.
- To remove, destroy or lop vegetation.

2.0

Requirements for a development plan

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

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

A Development Plan is to be a combination of a report and a diagram and must include the following where relevant:

General

- A site description, detailing the site's conditions and its topography
- Staging of the subdivision
- Subdivision and road layouts that integrate with and facilitate access to the existing San Remo township to the west, future residential development to the north and the retention of existing dwellings where appropriate.

Infrastructure

- Transport connections including main internal road layouts and connections to existing road networks
- Transport connections external to the site for future linkage opportunities
- Provide a convenient and safe pedestrian network in accordance with the Bass Coast Shire adopted Bicycle Strategy
- Provides a north – south pedestrian / bicycle link
- Provides a direct pedestrian link to Bonwick Avenue

- A conceptual drainage strategy that recognises the requirements of the entire area
- Identification of servicing constraints and opportunities

Specific Implementation - Lot 1 LP208362

- A road layout for vehicles that precludes:
 - Road links to and access through the Anderson Street Reserve
 - Road links to land to the north and east of the subject site

Environment

- Identification of areas not suitable for development
- Identification of environmental issues, opportunities and constraints, (including native vegetation precincts)
- Protection of significant vegetation

Development

- Provides a sensitive residential interface with adjoining residential land
- Methods to be used to integrate the new development with surrounding areas
- Identification of any areas suitable for medium density housing
- Long term linkages and connections to existing and future residential areas
- The layout of the development, detailing the various precincts within the site

3.0

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Requirements for planning permits

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 drainage work, and 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.

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

- A town planning report outlining how the proposed development responds to the State Planning Policy Framework, the Local Planning Policy Framework and any other relevant sections of the Bass Coast Planning Scheme.
- A report outlining how the proposed development is consistent with the objectives and requirements of the development plan.
- A stormwater management plan detailing how stormwater will be collected, treated and re-used within the development, with particular emphasis on the minimising impacts on the Western Port Ramsar site, and the removal of sediment, litter and other wastes from stormwater prior to discharging from the site.
- A flora and fauna report for the 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 significant vegetation, and the identification of any vegetation to be removed.

- Building envelopes on lots that contain significant vegetation.
- A Cultural Heritage and Archaeological Assessment for the site.
- A Traffic Impact Assessment and Management Plan for the proposed development prepared by a suitably qualified person.
- Details of the availability and connection to relevant services, including provision for the connection to reticulated gas services.
- Details of how liquid wastes from the proposed development will be treated in a manner that will be capable of re-use.
- Assessment against Clause 56 of the Bass Coast Planning Scheme.
- Any other matters as deemed appropriated by the responsible authority, which the planning permit should take account of based on the specific characteristics of the land.

4.0

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Conditions for planning permits

A planning permit must include the following conditions, as appropriate:

- Any conditions identified in the development plan.
- A condition requiring the preparation of an Environment Management Plan (EMP) for both the construction and operational phases prior to the commencement of works.
- A condition requiring the preparation of a Landscape Plan that shows the location, size and species of existing vegetation, vegetation to be retained, removed or lopped and new planting on road reserves and open space areas.
- A condition requiring the preparation and approval of a Construction Management Plan (CMP) prior to the commencement of any works.
- A condition requiring detailed civil construction plans for drainage, vehicle and pedestrian access and car parking.
- A condition requiring all electricity supplies for the development to be provided underground.
- A condition requiring the preparation and approval of detailed civil construction plans for drainage, vehicle and pedestrian access and car parking.
- A condition requiring street lighting to be designed and provided.