

02/08/2007
C50**SCHEDULE 1 TO THE INCORPORATED PLAN OVERLAY**Shown on the planning scheme map as **IPO1****DOG ROCKS, BATESFORD****1.0**02/08/2007
C50**Requirement before a permit is granted**

The layout, staging, landscaping and component elements of any development, use or subdivision should be generally in accordance with the Concept Layout Dog Rocks Drawing 001D and the Schedule accompanying it which together form an incorporated document to this planning scheme.

If substantial development of this land for 'low density residential' purposes has not been achieved by 30 June 2006, including the transfer of the lot including the Dog Rocks outcrop to the Trust for Nature (Victoria) as a conservation reserve along with a management fund of at least \$50,000, then the provisions of Clause 1, 3, 4 and 5 to this Schedule will cease to apply and the provisions of Clause 35.07 (Farming Zone) will become applicable to the land.

The provisions apply to that part of the land which is within 100 metres of the land designated as proposed Public Open Space incorporating the Dog Rocks outcrop, and which is west or south of the line marked as 'Ridgeline' on drawing 001D.

The purpose of this provision is to minimise the visual impact of development when viewed from beyond the lot, including from the Dog Rocks outcrop and from areas within the catchment of the Barwon River, particularly from rural land to the south and from the Fyansford-Gheringhap Road and Dog Rocks Road.

2.019/01/2006
VC37**Permits not generally in accordance with incorporated plan**

Not applicable

3.019/01/2006
VC37**Conditions and requirements for permits****Site analysis**

An application must be accompanied by a site analysis, documenting the site in terms of land form, vegetation coverage and the relationship with surrounding land, and a report explaining how the proposed subdivision has responded to the site analysis. The report must:

- In the absence of reticulated sewerage, include a land assessment which demonstrates that each lot is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- Show for each lot:
 - A building envelope and driveway to the envelope.
 - Existing vegetation.
 - In the absence of reticulated sewerage, an effluent disposal area.
- Show how the proposed subdivision relates to the existing or likely use and development of adjoining and nearby land.
- If a staged subdivision, show how the balance of the land may be subdivided.

Buildings and works

Prior to the development of any dwelling, or other building greater than 50 square metres in area or 6 metres in height, plans for the proposed building showing siting, height, form and external finishes shall be submitted to the responsible authority for endorsement. In considering the plans for endorsement, the responsible authority should consider the purpose of this provision, and be satisfied that the siting, form and finishes are such as to reduce visual impact of the development. No building shall exceed two storeys in height, or be greater than 7.5 metres above natural ground level.

Dwellings

A lot may be used for one or two dwellings provided the following requirements are met:

- Each dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from each dwelling must be treated and retained within the lot in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- Each dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply, with appropriate storage capacity, to the satisfaction of the responsible authority.
- Each dwelling must be connected to a reticulated electricity supply or have an alternative energy supply to the satisfaction of the responsible authority.

These requirements also apply to a dependent person's unit.

Subdivision

Subdivision should be generally in accordance with the Concept Layout Dog Rocks Drawing 001D and the Schedule accompanying it which together form an incorporated document to this planning scheme.

Each lot should be at least 0.4 hectare. A permit may be granted to create lots smaller than 0.4 hectare if the subdivision excises land which is required for a road or to provide a utility service.

4.0

19/01/2006
VC37

Decision guidelines

Before deciding on an application to use or subdivide land, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The protection and enhancement of the natural environment and character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.
- The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.
- In the absence of reticulated sewerage, the capability of the lot to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.

Before deciding on an application to subdivide land in the absence of reticulated sewerage, the responsible authority must consider the benefits of restricting the size of lots to the minimum required to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970, and generally no more than 2 hectares, so that lots can be efficiently maintained without the need for agricultural techniques or equipment.