

19/01/2006
VC37**SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO3****40 COOMBES ROAD, TORQUAY**1.0
19/01/2006
VC37**Requirements for development plan**

The Development Plan must include the following:

Concept Plan

The Concept Plan should be designed following the preparation of the Environmental Management Plan and the Environmentally Sustainable Design Report. It must show:

- An indicative lot layout and road network for the whole of the land. It may need to include cluster court access as a means of reducing the interruption to biolinks or buffers.
- Details of the staging of the subdivision of the land.
- Access to the Industrial Estate from the Surf Coast Highway, at or in the vicinity of the current median opening.
- One large allotment in the south west corner of the land, which contains a building envelope to accommodate a dwelling, accessways, car parking and associated outbuildings in a cleared area of this allotment. The boundaries of the allotment should include as a minimum all land in this corner to which the Vegetation Protection Overlay, Schedule 3 applies.
- An Environmental Buffer immediately adjacent to Grass Tree Park with a minimum width of 30 metres. This land is to be shown as vested in Council on any plan of subdivision.
- A Visual Protection Buffer immediately adjacent to Surf Coast Highway with a minimum width of 30 metres.
- An Amenity Buffer located on land zoned Industrial 3 adjacent to the Low Density Residential Zone with a minimum width of 50 metres.
- Proposed biolinks, pedestrian accessways or cycle paths.
- An indication of the long term future land use of the remaining rural area of 40 Coombes Road.

Environmental Management Plan ("The EMP")

The EMP should inform preparation of the Concept Plan and must be prepared by a suitably qualified consultant. It must include:

- A Flora and Fauna Study that comprises:
 - A description and map of the vegetation types present on and adjacent to the land.
 - A list of fauna present and a description of the various habitat opportunities (or limitations) including vegetation type, structure or other habitat niches.
 - A description of the direct and indirect impacts of the proposed use and development on local flora and fauna.
- Measures (including works) required for the protection and on-going management of significant vegetation and fauna habitat, weed and vermin control, revegetation, and

fencing. In particular, it should specify measures to ensure that any Bellarine Yellow Gums (*Eucalyptus leucoxylon ssp. Bellarensis*) are retained and that opportunities are provided for regeneration and additional planting.

- Measures for the protection and future management of remnant vegetation affected by the Vegetation Protection Overlay Schedule 3 in the south west corner of the land.
- The provision of one or more biolinks through the land, to provide for native flora and fauna links.
- Details of who will be responsible for biolink management from establishment through to maturity.
- Incorporates urban design techniques with regard to stormwater management and discharge rates and consideration of appropriate water supply and wastewater disposal services.
- A plan for the landscaping, rehabilitation and on-going management of the:
 - Environment Buffer (30 metres). The landowner will be responsible for establishment of the Environment Buffer and for maintenance of the area for a minimum period of 12 months.
 - Visual Protection Buffer (30 metres)
 - Amenity Buffer (50 metres)
 - Biolinks

The plan may need to include works for weed treatment, revegetation and fencing. Planting schedules should primarily include indigenous species of local provenance.

- A street tree planting program, including a list of the species, number of plants and locations of any proposed planting primarily utilising indigenous species (preferably sourced from plant material of local provenance).
- An investigation of the possibility of reusing surplus soil resulting from subdivision construction works for landscaping within the Industrial Estate, particularly for buffer and biolink areas.
- A description of fire hazard management options for the site particularly in association with fire management regimes recommended for Grass Tree Park.
- A description of how the Strategy will meet the objectives of Victoria's *Native Vegetation: A Framework for Action*.
- A prohibition on the planting of environmental weeds on any part of the land.