

12/02/2015
C102

SCHEDULE 9 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO9**

WINCHELSEA COMMERCIAL 2 ZONE AREA

1.0 Requirement before a permit is granted

02/06/2011
C65

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 in association with the use of the land for agricultural purposes.
- A fence.
- Minor extensions, additions or modifications to any existing use or development.

2.0 Conditions and requirements for permits

02/06/2011
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All permits to subdivide land must include the following conditions:

Prior to the certification of each stage of the plan of subdivision under the Subdivision Act 1988, a landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The landscaping plan must be generally in accordance with the landscape concept plan dated (insert date) prepared by (specify consultant).

Before a statement of compliance for each stage is issued under the Subdivision Act 1988, the applicant must provide landscaping in accordance with the endorsed plans and to the satisfaction of the Responsible Authority.

The landscaping for the entire subdivision must be maintained for a period of two years after the issue of the Statement of Compliance for the final stage of the subdivision to the satisfaction of the Responsible Authority.

3.0 Requirements for development plan

02/06/2011
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The development plan must:

- Be based upon a detailed site analysis that has regard to:
 - The existing and strategic land use and planning context.
 - Relevant flora and fauna and archaeological constraints.
 - The provision of urban services.
 - Site topography.
 - Views and vista to and from the site, particularly from the Princes Highway.
- Show an indicative lot layout and road network for the whole of the land.
- Include a landscape concept plan that incorporates the following features:
 - A description and map of all environmental assets located on and adjacent to the subject land.

- Landscaping which reinforces site components such as entry points and circulation routes.
- A street tree planting program for any internal road reserves, including a list of species, number of plants and locations of proposed planting.
- A 10 metre buffer area adjacent to the residential land to the south.
- A planting plan for the 10 metre buffer area adjacent to the residential land to the south. Species should be selected from the list in the Surf Coast Shire Rural Indigenous Planting Guide, Landscape Zone 2, Soil 7 Middle Barwon River. Planting should concentrate on small trees and large shrubs between two and three metres in height and planted at a density of one tree every two to three metres to achieve privacy screening and some noise attenuation. Some larger trees are required at various intervals to provide visual interest.
- A prohibition on the planting of environmental weeds on any part of the land.
- Reuse of surplus soil resulting from the subdivision of the land for landscaping works.
- Include a traffic engineering analysis that:
 - Identifies access points onto the Princes Highway and the surrounding road network, including provision of a service road adjacent to the Princes Highway.
 - Ensures access point locations are compatible with proposed access points to the industrial estate on the north side of the Princes Highway.
 - Provides right and left turning lanes on the Princes Highway at the new access point intersections.
 - Details requirements for all requisite traffic management measures (internal and external).
 - Details the internal street hierarchy to ensure that all streets are designed to allow for delivery and service vehicles to appropriately manoeuvre.
 - Identifies the strategy for loading arrangements and the minimisation of internal and external conflicts.
 - Shows an internal bicycle and pedestrian path network, including the location of a possible pedestrian access through to a future stage of rural residential development to the south west.
- Include an urban services analysis that:
 - Details how drainage, sewerage and water supply infrastructure will be provided in accordance with relevant authority requirements.
- Include an analysis of the need to provide a range of larger lot sizes capable of accommodating commercial uses requiring a greater land area such as a service station, bulky goods retailing, caravan or motor vehicle sales.