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SCHEDULE 12 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO12**

FUTURE RESIDENTIAL AREAS

Crown Allotments 83 & 84, Settlement, Coghlan and Cowes-Rhyll Roads, Cowes East, Phillip Island

1.0

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Requirements before a development plan is prepared

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

A planning permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the following: -

- Subject to consent from the responsible authority a planning permit may be granted for 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

2.0

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Requirements for a development plan

Any development plan prepared under the provisions of this overlay 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 with the plan area.
- The proposed layout pattern which: -
 - Provides a convenient and safe internal road network;
 - Provides a convenient and safe pedestrian network, including any future footpath networks on the subject site being appropriately connected to the existing Cowes footpath network;
 - Provides convenient and safe pedestrian and road linkages to surrounding areas;
 - Provides for a variety of lot sizes and housing types;
 - Does not provide lots backing onto public open space reserves and roads (where appropriate);
 - Provides a sensitive residential interface with adjoining residential and all adjoining non-residential land uses;
 - Provides for non-residential land uses (including community and commercial uses) where appropriate;
 - Provides for appropriate and water sensitive drainage for the site;
 - Does not impact on any significant vegetation.
- Provides useable public open space (where required) which is: -
 - Clearly visible and accessible to residents within the subject site and from surrounding areas, providing a safe and convenient area to serve the recreational needs of future residents;
 - Located with any natural features which may exist on the subject land, including creeks, rivers, existing established vegetation;
 - Where appropriate, located adjoining open space areas (existing or planned) on neighbouring land.
- A list of any special conditions that should be applied to any permit issued.

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

3.0

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Conditions and requirements for permits

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

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- A site analysis and design response demonstrating how the plan responds to the lands opportunities and constraints.
- 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.
- 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.
- A heritage assessment involving the following: -
 - An archaeological assessment, covering the whole site subject to the amendment, 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 will be collected and treated within the development, with particular emphasis on the removal of sediment, litter and other urban wastes from stormwater prior to its discharge off the site.
- A traffic management plan including consideration of any likely traffic impacts on the Coghlan Road/Phillip Island Road and the Settlement Road/Phillip Island Road intersections.
- A report which addresses how community sustainability issues are incorporated in the proposed layout and how community infrastructure needs generated by the proposed development will be met by relevant providers.
- A management plan detailing the rationale for any wildlife or similar corridor to be provided along the western boundary of the site and, if provided, how it is to be managed to meet appropriate conservation and land use interface issues.
- A buffer report detailing recommended distances from existing and potential future industrial uses on adjoining land to sensitive uses on the subject land.
- The need for financial or other contributions towards the provision of physical, community and social infrastructure.
- Assessment against Clause 56 of the Bass Coast Planning Scheme.
- Any other matters, as deemed appropriate by the responsible authority, which the development plan should take account of based on the specific characteristics of the land.
- Any planning permit issued must include any conditions identified in the development plan.