

18/02/2010
C111

SCHEDULE 16 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO16**

GRANTVILLE-GLEN ALVIE ROAD, GRANTVILLE RESIDENTIAL LAND

Land known as 45 Grantville-Glen Alvie Road (Lot 1 on Plan of Subdivision 304710Y), 25 Grantville-Glen Alvie Road (Lot 2 on Plan of Subdivision 304710Y) and part of 1499 Bass Highway (Lot 2 on Plan of Subdivision 085489), Grantville.

1.0

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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 and in consultation with the current registered owner of the adjoining sand quarry at 111 Grantville-Glen Alvie Road, Grantville.

A Development Plan must show: -

- A clear indication of the location of all proposed land uses within the plan area.
- A Habitable Building Exclusion Area, 200 metres from the western boundary of the extraction zone of the quarry located at 111 Grantville-Glen Alvie Road, Grantville, as shown on Work Authority Order 470.
- 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 Grantville 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 (especially the existing and future operations of the sand quarry to the east of the site at 111 Grantville-Glen Alvie Road, Grantville);
 - 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.

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Conditions and requirements for permits

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

- A buffer report detailing recommended distances from the existing and future operations of the sand extraction use on the adjoining land to the east of the site. The buffer assessment must be undertaken in consultation with Department of Primary Industries and the current registered owner of the adjoining sand quarry at 111 Grantville-Glen Alvie Road, Grantville.
- A site analysis and design response demonstrating how the plan responds to the lands opportunities and constraints.
- 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);
 - The current health of the vegetation;
 - the significance of the vegetation 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 report detailing how the development plan takes into account and responds to the findings of an orchid specific flora study on the subject land.
- 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 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 and ways to treat and retain stormwater to prevent discharge into Colbert Creek.
- A heritage assessment involving the following: -
 - An archaeological assessment (including sub-surface testing), covering the whole site subject to the amendment, prepared to the requirements of Aboriginal Affairs Victoria; and
 - A cultural heritage assessment of any apparent sites of heritage significance, including, but not limited to, vegetation, buildings and ruins.
- A traffic management plan including consideration of any likely traffic impacts on adjacent roads.
- 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.

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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;
- A fence.