

18/02/2010
C111

SCHEDULE 18 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO18**

4136 BASS HIGHWAY, DALYSTON

1.0

28/05/2009
C89

Requirement before a permit is granted

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 the 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.

2.0

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Requirements for 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 in accordance with the Bass Coast Shire adopted Bicycle Strategy;
 - 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 neighbouring residential land;
 - Prevents any lots from gaining direct access from the subject land to the Bass Highway;
 - Does not impact on 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 sites, including existing established vegetation;
 - Staging of the subdivision.
 - A list of any special conditions that should be applied to any permit issued.

A Development Plan must be accompanied by a:-

A Management Plan detailing how community sustainability issues are incorporated in the proposed layout and how physical, community and social infrastructure will be provided for by the relevant providers.

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):

- A site analysis and design response demonstrating how the plan responds to the development plan, and opportunities and constraints of the site.
- A Stormwater Management Plan detailing how stormwater will be collected and treated within the site, with particular emphasis on sediment, litter and other urban wastes from stormwater prior to its discharge off the site. The Stormwater Management Plan should comply with EPA Best Practice Guidelines.
- A landscape plan prepared by a suitably qualified person, identifying all proposed landscaping with particular regard to the interface with surrounding crown land and roads;
- Building envelopes must be provided on all lots to ensure that there are adequate boundary setbacks from streets and the open space area.
- 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.