

01/10/2009
C95

SCHEDULE 19 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO19**

JUSTICE ROAD, COWES

1.0

01/10/2009
C95

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.

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01/10/2009
C95

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 in accordance with Bass Coast Shire's 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 adjoining residential land in the form of the existing vegetation buffer zone on the eastern boundary of the lots;
 - Prevents any lots from gaining direct access from the subject land to Ventnor Road;
 - Does not impact on significant vegetation.
- 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

01/10/2009
C95

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 opportunities and constraints of the subject lots.
- 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.

BASS COAST PLANNING SCHEME

- Building envelopes must be provided on all lots containing vegetation that has been identified as being significant in a flora and fauna study.
- 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.
- 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.