

04/04/2014
C124**SCHEDULE 24 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO24**.

INVERLOCH GROWTH AREAS**1.0**04/04/2014
C124**Requirements before a permit is granted**

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 associated with the use of the land for agricultural purposes.
- A fence.
- Minor drainage works.
- Minor earthworks.
- To remove, destroy or lop vegetation.

2.004/04/2014
C124**Conditions and requirements for permits**

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

- A town planning report outlining how the proposal responds to the State Planning Policy Framework, the Local Planning Policy Framework and other relevant sections of the Bass Coast Planning Scheme including Clause 56.
- A report outlining how the proposed development is consistent with the requirements of this schedule.
- A stormwater management plan detailing how stormwater will be collected, treated and re-used within the development, with particular emphasis on minimising impacts on Anderson Inlet, and the removal of sediment, litter and other wastes from stormwater prior to discharging from the site.
- A flora and fauna report for the site 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 significant vegetation, and the identification of any vegetation to be removed.
- Building envelopes on lots that contain significant vegetation.
- A Cultural Heritage and Archaeological Assessment for the site.
- A Traffic Impact Assessment and Management Plan for the proposed development prepared by a suitably qualified person.
- Details of the availability and connection to relevant services, including provision for the connection to reticulated gas services.
- Any other matters as deemed appropriated by the responsible authority, which the planning permit should take account of based on the specific characteristics of the land.

Except for a permit granted before a development plan has been approved in accordance with Clause 1.0 of the schedule or unless otherwise agreed by the responsible authority, a permit must provide for the following matters:

- Prior to the commencement of any development, the owners of the land must enter into an agreement with the responsible authority pursuant to section 173 of the *Planning and Environment Act 1987*. The Agreement must make provision for contributions to be made by

the owners towards the provision of on-site and off-site infrastructure (including the provision of land and/or the payment of financial levies), required as a consequence of the intended use and development of the land.

- Offsets for native vegetation, where relevant, which will be required to be determined to the satisfaction of the Department of Sustainability and Environment.
- Preparation of an Environment Management Plan for both the construction and operational phases prior to the commencement of works.
- Preparation of a Landscape Plan that shows the location, size and species of existing vegetation, vegetation to be retained, removed or lopped and new planting on road reserves and open space areas.
- Preparation and approval of a Construction Management Plan prior to the commencement of any works.
- Detailed civil construction plans for drainage, vehicle and pedestrian access and car parking.
- All electricity supplies for the development to be provided underground.
- Preparation and approval of detailed civil construction plans for drainage, vehicle and pedestrian access and car parking.
- Street lighting to be designed and provided.

3.0

04/04/2014
C124

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.

Separate development plans may be prepared for the areas to the east and to the west of Ullathornes Road.

Any approved development plan may be amended to the satisfaction of the responsible authority.

A development plan is to be a combination of a report and a diagram and must include or address the following where relevant:

General

- A site description, detailing the site conditions including its topography.
- Indicative staging of the subdivision.
- Subdivision and road layouts that integrate with and facilitate access to the surrounding areas.
- Safe and efficient pedestrian links to surrounding areas.

Infrastructure

- Access to new residential areas.
- Transport connections including main internal road layouts and connections to existing road networks.
- Identification of servicing constraints and opportunities.

Open Space

- Provision of useable public open space (as required) which:
 - Is in accordance with Clause 56.05-2 of the Bass Coast Planning Scheme.
 - Is clearly visible and accessible to residents within the site and from surrounding areas, providing a safe and convenient area to serve the recreational needs of future residents.

- Is located with any natural features that may exist on the site including creeks, rivers and existing vegetation.
- Does not provide for lots backing onto the public open space reserve and roads (where appropriate).

Environment

- Identification of areas not suitable for development.
- Identification of environmental issues, opportunities and constraints (including native vegetation).
- Protection of significant vegetation.
- Identification of the overland flow paths north of Nesci Court.

Development

- An average density of 13-15 dwellings per hectare to maximise residential yield.
- Identification of any areas suitable for medium density housing.
- Identification of the location of a site for a local convenience centre.

4.0

04/04/2014
C124

Decision Guidelines

Before deciding on an application, the responsible authority must consider, as appropriate, the relevant views of the Department of Sustainability and Primary Industries.

References:

Inverloch Design Framework Final Report, CPG Australia Pty Ltd, 2011.