

11/07/2019
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SCHEDULE 25 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO25**.

1.0

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Objectives

None specified.

2.0

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Requirement 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.
- Any buildings or works associated with the use of land for a caravan park.
- A fence.
- Minor drainage works.
- Minor earthworks.
- To remove, destroy or lop vegetation.

3.0

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Conditions and requirements for permits

The following conditions and/or requirements apply to permits (where appropriate and relevant):

- A town planning report outlining how the proposal responds to the Municipal Planning Strategy and 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 2.0 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 Environment, Land, Water and Planning.
- 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.
- 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.

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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.

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 requirements, 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.
- An appropriate response to the Municipal Planning Strategy and Planning Policy Framework, in particular Clause 13.01 Climate Change Impacts. The report should include drainage and flooding assessments to the satisfaction of the responsible authority and the West Gippsland Catchment Management Authority.
- A Development Plan application for land below 5m AHD must be accompanied by a Coastal Hazard Vulnerability Assessment.

Infrastructure

- Access to new residential areas should be provided from new roads rather than the foreshore road.
- Transport connections including main internal road layouts and connections to existing road networks.
- A convenient and safe pedestrian network, particularly along The Esplanade.
- Identification of servicing constraints and opportunities.

Environment

BASS COAST PLANNING SCHEME

- Identification of areas not suitable for development.
- Identification of environmental issues, opportunities and constraints (including native vegetation).
- All areas of existing indigenous vegetation.
- Wetland areas and how they will be protected from grazing and the effects of stormwater discharge.
- All natural watercourses and how they will be protected.
- All existing and proposed drainage lines.
- Areas subject to flooding.
- Stormwater discharge points and any retardation system.
- Areas requiring excavation and fill.
- Any sites of cultural, archaeological, historical or heritage value.
- Any sites of geological and geomorphological significance.
- Roads, reserves and walkways.
- Lots of varying sizes to provide diverse housing choices.
- Building envelopes on each lot that contains existing indigenous vegetation and areas subject to inundation.
- Contours of the land to the Australian Height Datum at an interval of not more than 0.5 metres.

Open Space

- Integrate open space with existing areas of public open space, public access points onto Council or Crown land, existing walkways or cycle paths.
- Use open space to protect and enhance the aesthetic and environmental qualities of Screw Creek and Little Screw Creek.
- Use open space to provide a natural filtration and retardation system for stormwater flows emanating from watercourses and urban drainage infrastructure.
- Use open space to re-establish areas of indigenous vegetation to provide habitat, wildlife corridors and the protection of biodiversity of indigenous species.
- The areas to be set aside for reserves and public open space areas should aim to include significant trees and stands of indigenous vegetation.
- Provide 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).

Decision Guidelines

Before deciding on an application, the responsible authority must consider, as appropriate, the relevant views of the Department of Environment, Land, Water and Planning.

Background documents

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