

19/01/2006
VC37

SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO2.

This schedule applies to approximately eight hectares of land in Bonbeach bounded by the Patterson River Country Club to the north, bicycle and pedestrian pathways to the east and south and The Fairway to the west.

1.0
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Requirement before a permit is granted

Before a development plan has been prepared to the satisfaction of the responsible authority, a permit may be granted:

- To excise land in one lot of approximately 8.0 hectares from Part Crown Allotment 102 (Vol. 5036, Fol. 110).
- To construct buildings or carry out works.
- To remove, destroy or lop vegetation.

2.0
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Conditions and requirements for permits

None specified.

3.0
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Requirements for development plan

The development plan must show or include the following information:

- A plan drawn to scale.
- The proposed development and use of each part of the site, including between 170 and 180 lots (of various sizes and types) or as otherwise proposed by the developer, to the satisfaction of the responsible authority.
- An assessment of the expected traffic impacts associated with the development on existing residential streets and any recommended traffic calming/distribution measures within the local street network.
- The proposed road layout showing all access points to the site and the internal road network.
- The bicycle and pedestrian pathway networks, including links to adjoining land and networks.
- A drainage and servicing assessment addressing all relevant flooding, drainage and water quality issues.
- A drainage report addressing the upgrading of the northern levee bank of the Patterson River adjacent to the site, the layout and site levels of retarding basins and flood storage areas on the site and any other requirements of Melbourne Water.
- Any areas of the site that are proposed to be considered for transfer to Melbourne Water for drainage purposes or to Council for public open space purposes, as part of the future development of the site.
- The provision and layout of public open spaces on the site.
- An assessment of the significance of the flora and fauna on the site.

- A landscape master plan for the site.
- An assessment of the heritage significance of the site.
- Measures to provide for the development of the site in accordance with the following principles:
 - Appropriate dwelling and landscape interfaces with the golf course and the river, including fencing and location of vehicular access to garages.
 - Identification of precincts for the different housing types proposed.