

15/02/2007
C85**SCHEDULE 14 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO14**

110 BUNGOWER ROAD, MORNINGTON

This schedule applies to the land known as 110 Bungower Road, Mornington. The development plan provides for the coordinated medium density residential development of the land.

1.015/02/2007
C85**Requirement before a permit is granted**

A permit may be granted for any of the following before a development plan has been prepared to the satisfaction of the responsible authority:

- A fence;
- The removal, lopping or destruction of native vegetation;
- Subdivision which will not prejudice the future use or development of the land;
- Works related to an environmental audit;
- Minor additions or alterations to existing buildings;
- The demolition of a building; and
- Temporary signage.

2.015/02/2007
C85**Conditions and requirements for permits**

Any permit granted for residential development of the land must include the following condition:

Prior to the commencement of the development, an agreement between the landowner and the responsible authority under section 173 of the *Planning and Environment Act 1987*, or other arrangement to the satisfaction of the responsible authority, must be entered into that requires provision of intersection works and pedestrian and cycle path connections generally in accordance with the report DW5020 prepared by GTA Traffic and Transport Consultants (9 February, 2005) or otherwise to the satisfaction of the responsible authority.

3.015/02/2007
C85**Requirements for development plan**

Before any medium density development of the land can be approved (i.e. development involving a density of development greater than 1 dwelling for every 500 square metres of site area), a development plan setting out the elements of the proposed medium density development and addressing the following matters, must be prepared to the satisfaction of the responsible authority:

Plans***Development layout plan***

A development layout plan, including :

- The development layout, comprising not less than 30 dwellings and no more than 50 dwellings of single or double storey construction;

- A bicycle and pedestrian path network which complements the internal road network into, through and out of the site;
- Open space to be provided for passive and active recreation in a dispersed manner throughout the site with a principle open space area located toward the southern end of the land and provision for an external pedestrian connection to the south or east, all to the satisfaction of the responsible authority;
- A drainage management strategy and plan which details both underground and overland flow design; and
- Any staging of the development of the land.

Landscape master plan

A landscape master plan including:

- Details of key design principles and species selected throughout road reserves, along the sites key external interfaces and within the proposed public open space area(s); and
- Details about how key linkages beyond the site are to be enhanced through landscaping treatments of the land.

Traffic and access plan and report

- A traffic and access plan and report prepared by a traffic engineer who is a member of the Australian Institute of Traffic Planning and Management, or similar. The traffic plan and report must address the following matters:
 - Road design and layout, showing all access points, details of proposed intersection treatments, and appropriate detail to ensure expected vehicular traffic (eg. cars, Council service vehicles) can adequately manoeuvre on the site;
 - An assessment of the expected traffic impacts associated with the development; and
 - Design details of any relevant traffic management measures.

All required traffic management measures (eg. pedestrian crossings, and intersection treatments) must be to the satisfaction of the responsible authority and, where relevant, the Roads Corporation.