

14/012016
C184(Part 3)**SCHEDULE 19 TO THE DEVELOPMENT PLAN OVERLAY**

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

MORNINGTON NORTH OUTLINE DEVELOPMENT PLAN - PRECINCT 1B

This schedule applies to land at 141 – 173 Bungower Road and part 71 Baldock Road, Mornington.

This land is identified as Precinct 1B on Map 1 of Clause 22.21 - Mornington North Policy. The purpose of this Overlay is to establish key parameters for the subdivision of and housing development on this land, in line with that Policy.

1.0 Requirement before a permit is granted14/012016
C184(Part 3)

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority to construct a building or construct or carry out works for:

- An alteration or extension to an existing dwelling that would increase the floor area by less than 50%.

2.0 Requirements for development plan14/012016
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The development plan must provide for all of the following requirements:

- The use and development of the land for the purpose of low-density residential lots, with a range of lot sizes ranging from 2,000 square metres to larger lot sizes in accordance with the following table:

Boundary	Minimum lot sizes
Lots along Baldock Road	0.6 hectare
Lots facing Bungower Road	0.3 hectare

- A subdivision layout showing:
 - Vehicular access only off the roundabout at Bungower Road.
 - Land for a 13 metre road widening along Bungower Road.
 - An internal road network that includes a 18 metre wide north-south road reserve that generally links the one vehicular access point with the railway line, a 16 metre wide road reserve along Bungower Road and a road pattern that minimises the use of courts.
 - A pedestrian and bicycle network along the internal road network, with a 2.5 metre wide shared pedestrian/bicycle path along the internal north-south road, providing a link generally between Bungower Road and the railway line.
 - The provision of a public open space reserve in the south-west corner and a drainage reserve in the south-east corner.
 - The provision of tree reserves along Baldock Road (at least 6 metres wide), Bungower Road (at least 3 metres wide) and the railway line (at least 10 metres wide); with a 2.5 metre wide shared pedestrian/bicycle path shown in the last two reserves.
 - A 30 metre building setback from the land at 61 Baldock Road.
- A drainage report to determine the location of retardation basins and other drainage measures across the site.