

13/02/2014
C84**SCHEDULE 11 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO11**.

PART 460 GROSSMANS ROAD, BELLBRAE**1.0 Requirement before a permit is granted**13/02/2014
C84

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

- One dwelling on an existing lot, including outbuildings, extensions, additions or modifications, provided it is the only dwelling on the lot;
- Agriculture and any buildings or works in association with the use of the land for agricultural purposes; and
- A fence.

The responsible authority must be satisfied the use and development will not unreasonably prejudice the future subdivision of the land.

2.0 Requirements for development plan13/02/2014
C84

The development plan must be prepared for the whole of the site but may be implemented in stages. The development plan should be generally in accordance with Map 1 to Schedule 11 to Clause 43.04: Grossmans Road West Concept Plan and contain or make provision for:

- Any proposed staging of development;
- Full reticulation of services;
- Road access to be from Grossmans Road;
- Intersections with Grossmans Road to be sensitively located in terms of safe view lines and retention of native roadside vegetation;
- Lots sufficiently large to enable building envelopes which protect areas of native vegetation in private ownership;
- An increasing graduation of lot sizes to the periphery of the land generally from east to west;
- Internal roads to be constructed with a rural seal with grassed verges and swale drains to retard runoff and reinforce a semi-rural landscape character;
- Footpath provision should be in accordance with the requirements of Clause 56; and
- Planting of all proposed internal roads with native trees complementary to the existing indigenous species present upon the site.

The development plan must be supported by the following:

A **Town Planning** Report that includes:

- An assessment of the provisions of the Surf Coast Planning Scheme, including the State and Local Planning Policy Framework and Clause 56.
- An assessment of the capacity of existing water, sewer and gas infrastructure. Opportunity for connection to a third pipe scheme is also to be explored with Barwon Water.

A Flora and Fauna Management Plan that includes:

- A flora and fauna assessment carried out by suitably qualified and experienced person/s that identifies the vegetation communities, the quality of habitat, the actual indigenous flora and fauna species that inhabit the site, threats to the indigenous flora and fauna species including pest plant and animal species and for any threatened flora and fauna species and communities their conservation status under local, regional, state and national legislation policies.
- Recommendations where vegetation should be retained and by what mechanism.
- A net gain assessment including an Offset Management Plan that addresses the removal of any native vegetation to allow for the residential development of the land.

A Landscape Concept and Management Plan that includes:

- An 8 metre wide landscaping strip along the northern boundary of the land that is fenced at the northern boundary and forms part of the private land title. It must be accompanied by a planting schedule that details the type and density of plants to provide a landscape screen to the development when viewed from the north. As such it will need to include a mixture of trees and shrubs, ensuring that any planting constitutes Low Threat Vegetation in accordance with Clause 2.2.3.2 of Australian Standard 3959-2009 Construction of buildings in bushfire prone areas.
- A 5 metre wide landscaping strip along the southern boundary adjacent to the Grossmans Road reserve that forms part of the private land title. It must be accompanied by a planting schedule that details the type and density of plants that will assist in enhancing and protecting significant roadside vegetation along Grossmans Road, ensuring that any planting constitutes Low Threat Vegetation in accordance with Clause 2.2.3.2 of Australian Standard 3959-2009 Construction of buildings in bushfire prone areas.
- The mechanism for the initial planting and ongoing management and maintenance of the above landscaping.
- Proposed street planting in accordance with Council's selection criteria for street tree planting.
- The extensive use, where appropriate, of local indigenous plant species throughout the development site.

A Road Network and Traffic Management Plan that includes:

- An assessment of the traffic generated by the residential development of the land.
- Classification of streets according to standards contained in Clause 56 of the Surf Coast Planning Scheme.
- Confirmation of the most appropriate location for new intersections with Grossmans Road that meet sight distance requirements and minimises the removal of native vegetation.

A Stormwater and Drainage Management Plan that takes an integrated approach to stormwater system management, designed with reference to the whole of the catchment and includes:

- A retardation basin at an appropriate location to retard and treat stormwater prior to discharge.
- An integrated stormwater management system for the properties discharging directly to the Kithbrooke Park drainage system that ensures the peak discharge rate, and pollutant load of stormwater leaving the subject land within this DPO is no greater than pre-development levels, meets current best practice and is discharged to the existing drainage system.

- A design based upon the principles of Water Sensitive Urban Design (WSUD).

A **Cultural Heritage Management Plan (CHMP)** prepared by a suitably qualified and experienced person, detailing the results of an assessment of the potential impact of the proposed activity on Aboriginal cultural heritage, and outlining the measures to be taken before, during and after an activity in order to manage and protect Aboriginal cultural heritage in the activity area.

Map 1 to the Schedule 11 to Clause 43.04: Grossmans Road West Concept Plan

