

11/07/2019
C156basc

SCHEDULE 1 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO1.

RUTTLE LANE & ALBERT RUTTLE DRIVE, INVERLOCH

1.0

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Objectives

None specified.

2.0

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Requirement before a permit is granted

None specified.

3.0

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Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

Subdivision

The land must be subdivided generally in accordance with the "*Ruttle Lane*" *Development Plan* prepared by the Shire of Bass and dated 17 November, 1993.

Prior to any application being made for Certification of a Plan of Subdivision in accordance with the *Subdivision Act 1988*, a plan must be prepared to the satisfaction of the responsible authority, showing:

- Existing natural features.
- All road and lot boundaries.
- The boundaries of the proposed wetlands and other common property reserves.
- Topographic contours at a contour interval of not less than 2.5 metres.

Utility services must be provided to each lot to the satisfaction of the following authorities:

- SP Ausnet Electricity.
- Telstra.
- South Gippsland Water Authority.

All roads must be constructed to plans and specifications prepared to the satisfaction of the responsible authority.

An access road for Stage 1 of the subdivision must be provided to the satisfaction of the Council.

Provision must be made to the satisfaction of the responsible authority for upgrading of external access roads to serve the subdivision.

The rules of the Body Corporate must be consistent with the objectives of this schedule and must be prepared to the satisfaction of the responsible authority prior to the issue of a statement of compliance.

Changes to the Body Corporate rules must be to the satisfaction of the responsible authority.

Buildings and works

- One house (and ancillary outbuildings) only is permitted on each lot.
- A building envelope on each lot must not exceed 1500 square metres in area. The location of each building envelope must be to the satisfaction of the responsible authority.
- Building envelopes must be sited so as to minimise the disturbance to existing native vegetation.
- All buildings and works (excluding dams, fences and access roads) must be constructed within the specified building envelope.

- All building materials must be non-reflective and coloured to suit the surrounding landscape.
- All buildings must be designed and sited so as to minimise their visual impact.

Landscaping

Areas outside the designated building envelopes may only be planted with native vegetation, of a species indigenous to the area.

Common property

A wetlands area (shown as Reserve No. 1 on the “*Ruttle Lane*” *Development Plan*) must be developed on the land in accordance with a program to the satisfaction of the responsible authority.

All common property must be landscaped and maintained to the satisfaction of the responsible authority.

4.0

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Requirements for development plan

None specified.