

11/07/2019
C156basc

SCHEDULE 3 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO3**.

CORNER OF BASS HIGHWAY AND GLEN ALVIE ROAD, GRANTVILLE

1.0

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Objectives

None specified.

2.0

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Requirement before a permit is granted

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

- A fence.
- Minor drainage works.
- Minor earthworks.
- To remove, destroy or lop vegetation.

3.0

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Conditions and requirements for permits

The following conditions and requirements apply to permits:

Conditions

A planning permit must include the following conditions, as appropriate:

- Full construction of the existing gravel road on the eastern boundary (Doherty Road) of the site to facilitate access, or provision of alternative access to Lot 8 on LP143125 & Lot 1 on PS427540.
- Provision of reticulated sewerage and water.
- Provision of the service road along the Bass Highway frontage to Lot 8 on LP143125 & Lot 1 on PS427540.
- The access to Lots 1 & 2 PS143125 shall form the start of the required service road and must be designed in such a way to enable the continuation of the service road to occur in the future.
- A condition requiring the preparation and approval of detailed civil construction plans for drainage, vehicle and pedestrian access and car parking, and a Construction Management Plan (CMP) prior to the commencement of works.
- A condition requiring all electricity supplies for the development to be provided underground.
- A condition requiring the provision of the relevant number of bicycles spaces and racks within the site, with showers and change room facilities located within the development.
- A condition requiring truck deliveries and waste collection to not occur on Sundays and not occur before 8:00am and after 6:00pm, Monday to Saturday.
- Any conditions identified in the development plan.

Requirements

An application for a planning permit must be accompanied by the following (where appropriate):

- A town planning report outlining how the proposed development responds to the Planning Policy Framework, the Local Planning Policy Framework and any other relevant sections of the Bass Coast Planning Scheme.
- A report outlining how the proposed development is consistent with the objectives and requirements of the development plan.

- A stormwater management plan detailing how stormwater will be collected and treated within the site, with particular emphasis on the removal of sediment, litter and other urban wastes prior to discharge from the site.
- Site plans, elevations, floor plans, and an external materials and colour palette.
- A landscape concept plan for the site, prepared by a suitably qualified person.
- Details of any signage.
- A Traffic Impact Assessment and Traffic Management Plan, prepared by a suitably qualified person, that provides for the effective, efficient and safe movement of vehicles within and around the development. The traffic management plan should:
 - Outline and justify the location of all accessways, crossovers and traffic management devices.
 - Justify the number of parking spaces provided on the site to serve the development.
 - Outline and map the extent of any improvements to the surrounding road network (including traffic management devices) required as a result of the development.
- Details of the availability and connection to relevant services, including provision for the connection to reticulated gas services.
- Details of how liquid wastes from the proposed development will be treated in a manner that will be capable of re-use.
- Any other matters as deemed appropriated by the responsible authority, which the planning permit should take account of based on the specific characteristics of the land.

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Requirements for development plan

Any development plan prepared under the provisions of this overlay must be prepared to the satisfaction of the responsible authority.

A Development Plan is to be a combination of a report and a diagram and must include the following:

- A site analysis plan and design response, identifying and responding to the site's opportunities and constraints.
- The location of vehicle access and egress to the site.
- Areas set aside for car parking and loading bays.
- Areas set aside for bicycle parking.
- Turning circles for cars and delivery vehicles, demonstrating that all accessways are capable of handling vehicles expected to use them.
- A conceptual drainage strategy for the site.
- Pedestrian and bicycle paths, accessways and linkages to surrounding areas.
- Landscaping opportunities and treatment for the site.
- The stages for the development (if any), and the treatment of land not immediately required for development.
- The location, proposed use and design of all buildings and works responding to the site in a manner that encourages pedestrian activity and promotes sensitive interfaces with adjoining streets, open space and other public areas.