

11/07/2019  
C156basc**SCHEDULE 11 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

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

**LAND CONTAINED IN CERTIFICATE OF TITLE VOL. 9940 FOLIO. 442, WHICH IS DESCRIBED AS BEING CROWN ALLOTMENTS 14, 15, 16, 17 & 18, PARISH OF PHILLIP ISLAND, COUNTY OF MORNINGTON.**

**1.0**11/07/2019  
C156basc**Objectives**

None specified.

**2.0**11/07/2019  
C156basc**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:

- Agriculture and any buildings or works associated with the use of the land for agricultural purposes.
- A fence.

**3.0**11/07/2019  
C156basc**Conditions and requirements for permits**

A permit must include any conditions identified in the development plan.

**4.0**11/07/2019  
C156basc**Requirements for development plan**

A development plan must include the following requirements:

- The proposed use and development of each part of the land.
- Building envelopes on any lots which contain significant vegetation.
- A vegetation strip to be planted out on the boundary of all lots that adjoin existing residential lots and the western boundary of the site, including the width and appropriate species.
- A stormwater management plan detailing how stormwater will be collected and treated within the development, with particular emphasis on the removal of sediment, litter and other urban wastes from stormwater prior to its discharge off the site.
- A traffic management plan that considers minimising access points onto Settlement Road and McKenzie Road to reduce roadside vegetation fragmentation associated with individual access crossovers.
- The need for financial or other contributions towards the provision of physical, community and social infrastructure, implemented through an agreement under section 173 of the *Planning and Environment Act 1987*.
- The proposed layout pattern which:
  - Provides a convenient and safe internal road network.
  - Provides a convenient and safe pedestrian network.
  - Provides convenient and safe pedestrian and road linkages to surrounding areas.
  - Provides for a variety of lot sizes and housing types.
  - Does not have lots backing onto public open space reserves and roads (where appropriate).
  - Provides a sensitive residential interface with adjoining residential land.
  - Provides for non-residential land uses where appropriate.