

15/03/2007
C35

SCHEDULE 13 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO13**

Land contained in Allotments 9, 10, 13, 14, 15 and 16 (PS203121X) and Lots 1 & 2 (PS525132F), Glendale Court, Inverloch

1.0

Requirement for a development plan

15/03/2007
C35

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

A Development Plan must show: -

- A clear indication of the location of all proposed land uses with the plan area.
- The proposed layout pattern which: -
 - Provides a convenient and safe internal road network;
 - Provides a convenient and safe pedestrian network; in accordance with Bass Coast Shire's adopted Bicycle Strategy.
 - Provides convenient and safe pedestrian and road linkages to Surrey Place, Glendale Court and surrounding areas;
 - Provides for a variety of lot sizes and housing types;
 - Does not provide lots backing onto public open space reserves and roads (where appropriate);
 - Provides a sensitive residential interface with adjoining residential and reserved land;
 - Provides for non-residential land uses where appropriate;
 - Provides for appropriate and water sensitive drainage for the site;
 - Does not impact on any significant vegetation.
- Provides safe and accessible pedestrian access to the Ayr Creek Reserve which is: -
 - Clearly visible and accessible to residents within the subject site and from surrounding areas, providing a safe and convenient area to serve the recreational needs of future residents;
 - Located with any natural features which may exist on the subject land, including creeks, rivers, existing established vegetation;
 - Where appropriate, located adjoining open space areas (existing or planned) on neighbouring land.

Any approved Development Plan may be amended to the satisfaction of the responsible authority.

2.0

Conditions and requirements for permits

15/03/2007
C35

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

- A site analysis and design response demonstrating how the plan responds to the lands opportunities and constraints.

- A town planning report, outlining how the development plan responds to the State Planning Policy Framework and the Local Planning Policy Framework of the Bass Coast Planning Scheme.
- A heritage assessment involving the following: -
 - An archaeological assessment, covering the whole to be prepared to the requirements of Aboriginal Affairs Victoria;
- 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 provides for clear linkages to existing internal and external road networks. The plan must show how proposed roads on adjoining land will integrate with the future development of the land.
- The need for financial or other contributions towards the provision of physical, community and social infrastructure.
- Assessment against Clause 56 of the Bass Coast Planning Scheme.
- Any other matters, as deemed appropriate by the responsible authority, which the development plan should take account of based on the specific characteristics of the land.

Any planning permit issued must include any conditions identified in the development plan.