

11/07/2019
C156basc

SCHEDULE 14 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO14.

LAND CONTAINED IN LOT 1 AND 2 (LP214757M) AND LOT 4 AND 5 (LP138760) IN CASHIN STREET, INVERLOCH

1.0

11/07/2019
C156basc

Objectives

None specified.

2.0

11/07/2019
C156basc

Requirement before a permit is granted

None specified.

3.0

11/07/2019
C156basc

Conditions and requirements for permits

The following conditions and/or requirements apply to permits (where appropriate):

- A site analysis and design response demonstrating how the plan responds to the opportunities and constraints of the land.
- A town planning report, outlining how the development plan responds to the Municipal Planning Strategy and Planning Policy Framework of the Bass Coast Planning Scheme.
- 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.
- 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.
- Determination of any potential salinity hazard risks by testing depth of the water table from ground level.
- 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.

4.0

11/07/2019
C156basc

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 must include the following requirements:

- 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 Shires adopted background document *Bass Coast Bicycle Strategy (2000)*.
 - Provides convenient and safe pedestrian and road linkages to Cashin Street 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;

BASS COAST PLANNING SCHEME

- 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.