

11/07/2019
C156basc**SCHEDULE 20 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO20**.

RESIDENTIAL AREAS - WONTHAGGI

Lot A on Plan of Subdivision 531081L (Wentworth Road site), Lots 1-13 on Plan of Subdivision 5562 (Vicars Avenue site), and Crown Allotment 20M, Section 100, Wonthaggi (South Dudley Road site).

1.011/07/2019
C156basc**Objectives**

None specified.

2.011/07/2019
C156basc**Requirement before a permit is granted**

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

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

- A fence.

3.011/07/2019
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 development plan, and opportunities and constraints of the sites.
- A Stormwater Management Plan detailing how stormwater will be collected and treated within the sites, with particular emphasis on sediment, litter and other urban wastes from stormwater prior to its discharge off the site.
- A 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.
- A landscaping plan, prepared by a suitably qualified person, identifying all proposed landscaping with particular regard to the interface with surrounding crown land and roads.
- Assessment against Clause 56 of the Bass Coast Planning Scheme.
- A management plan detailing how community sustainability issues are incorporated in the proposed layout and how physical, community and social infrastructure will be provided for by the relevant providers.
- 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.
- A Cultural Heritage Management Plan in accordance with the requirements of Aboriginal Affairs Victoria.

CFA Requirements

- Site plans and an analysis demonstrating that all accessways including driveways within multi unit developments longer than 60 metres or serving 16 or more dwellings meet the requirements of the relevant standards of Clauses 56.06-7 and 56.06-8.
- Site plans and an analysis demonstrating that the provision of the fire hydrants meet the requirements of standard C29 of Clause 56.09-3.

4.011/07/2019
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.

BASS COAST PLANNING SCHEME

A development plan must include the following requirements:

- A clear indication of the location of all proposed land uses within the plan area.
- The proposed layout pattern which:
 - Provides a convenient and safe internal road network;
 - Provides a convenient and safe pedestrian network;
 - Provides a convenient and safe pedestrian and road linkages to 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 land;
 - Provides for non-residential land uses where appropriate;
 - Facilitates the retention of all remnant vegetation, including Ecological Vegetation Class 53 - Swamp Scrub and Ecological Vegetation Class 136 – Sedge Wetland.
- Provides useable public open space (where required) 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 sites, including existing established vegetation;
- Staging of the subdivision.

South Dudley Site

In addition to the requirements set out above, a Development Plan for Crown Allotment 20M, Section 100, Wonthaggi (South Dudley Road site), must reflect the recommendations of the following background documents:

- *The Flora and Fauna Assessment* prepared by Brett Lane and Associates Pty Ltd, March 2008, that identifies vegetation on the site, its condition, its significance, measures to retain vegetation and identification of vegetation proposed to be removed.
- *The Geotechnical Report* prepared by AMC Consultants, November 2003, investigating past coal mining activities and impact on the sites potential to be developed for residential purposes.
- *The Cultural Heritage Assessment*, prepared by Ochre Imprints, June 2008, including an archaeological and cultural heritage assessment in accordance with the report recommendations and the requirements of Aboriginal Affairs Victoria.

The Development Plan must include the following

- A proposed subdivision layout indicating building envelopes that reflect the:
 - The conditions and requirements of the Environmental Significance Overlay – Schedule 4
 - Areas of Ecological Vegetation Class identified within the site.

Any approved Development Plan may be amended to the Satisfaction of the Responsible Authority.