

19/01/2006
VC37**SCHEDULE 7 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO7**

NORTH BITTERN DEVELOPMENT PLAN

An area north of the Bittern township and adjoining the existing Kinfauns Estate has been identified for future low density residential development into lots with an area of approximately one hectare. It is important that development in this area be properly coordinated to maintain the appearance of an inter urban break between the Hastings and Bittern townships. Development of this area should also complement the public open space areas provided through the Kinfauns Estate and ensure the efficient and equitable provision of services, including, where necessary, the upgrading of Henderson's Road.

1.019/01/2006
VC37**Requirement before a permit is granted**

A permit may be granted to construct a single dwelling and associated outbuildings on any lot existing at the approval date, provided it is the only dwelling on the lot, before a development plan has been prepared.

A permit may be granted to use and develop land for purposes other than subdivision in accordance with the provisions of the Low Density Residential Zone, before a development plan has been prepared.

2.019/01/2006
VC37**Requirements for development plan**

The objectives of this development plan are:

- To facilitate rural residential development in an environmentally sensitive manner.
- To identify, conserve and link remnant indigenous vegetation areas.
- To assist in the protection and enhancement of the Warringine Heritage Park by requiring appropriate public open space contributions.
- To ensure that appropriate drainage and sewerage services are provided to avoid detriment to the water quality of creeks, wetlands or of Western Port.
- To ensure that lots fronting the Frankston-Flinders Road are of a size and configuration to provide a non-urban buffer between Bittern and Hastings.
- To provide for equitable contributions to the provision of infrastructure, including the upgrading of Henderson's Road.

The development plan must describe:

- The average lot size of any proposed subdivision is at least one hectare. The responsible authority may vary this requirement having regard to the provision of public open space with the proposed subdivision.
- A scheme of drainage for the area to the satisfaction of Melbourne Water.
- Treatment of water run-off in a manner designed to ensure that the water quality of nearby creeks, wetlands and Western Port does not deteriorate as a result of the development of the estate and must ensure volume does not exceed rural discharge levels. This may necessitate land close to the run-off source within the estate to be utilised for the retarding, settlement and filtration of the run-off water.
- Provision for all necessary infrastructure and the equitable distribution of infrastructure costs.
- Provision for a Site Design Plan for each stage of development showing for each lot:

- The Site Design Plans must show for each lot:
 - Proposed building setbacks.
 - Maximum building height.
 - Maximum site coverage.
- A detailed Landscape Plan for progressive stages of development showing:
 - The location and kind of indigenous species to be planted.
 - The areas for the proposed planting of indigenous native vegetation in linkage corridors between park reserves.
 - A management prescription for the maintenance of the landscaping. The areas of indigenous native vegetation in park reserves to be protected.

The Landscape Plan must be prepared having considered the views of the Warringine Heritage Park Advisory Committee.